



Cross Street, Sudbury CO10 2DP

welcome to

Cross Street, Sudbury

NO ONWARD CHAIN A beautiful three storey home set in the heart of Old Sudbury with beautiful meadow views. The property benefits from spacious accommodation with three double bedrooms, and is enhanced with residents permit parking nearby.



Entrance Porch

Door to front aspect. Door leading to:-

Lounge

Sash window to front aspect. Brick fireplace. Opening onto:-

Dining Room

Double glazed door to rear aspect. Stairs rising to first floor. Understairs cupboard. Radiator. Door leading to:-

Kitchen

Window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. integral oven and electric hob with hood over. Integral dishwasher. LED spotlights. Tiled walls.

First Floor Landing

Window to rear aspect. Stairs rising to second floor landing. Doors to bedroom one and bathroom.

Bedroom One

Sash window to front aspect. Built in wardrobe, radiator. Door leading to:-

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, radiator.

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Cupboard housing central heating boiler, heated towel rail.

Second Floor Landing

Doors leading to bedrooms two and three.

Bedroom Two

Sash window to front aspect. Built in cupboard, radiator.

Bedroom Three

Window to rear aspect with meadow views. Access to loft. Storage cupboard, radiator.

Rear Garden

The rear garden commences with a decked seating area, with the remainder predominantly laid to lawn. There is a further decked area at the end of the garden with views over the meadows.



view this property online williamhbrown.co.uk/Property/SUD111486



welcome to

Cross Street, Sudbury

- No onward chain
- Some residents permit parking available in nearby car park
- Three bedrooms
- Spacious accommodation over three floors
- Meadow views

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£270,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111486



Property Ref:
SUD111486 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk