



Deben Drive, Sudbury CO10 2QH

welcome to

Deben Drive, Sudbury

Occupying a substantial plot and a large private rear garden is this extended three double bedroom detached home offering huge scope for enlargement (stp). The property offers spacious accommodation throughout including two reception rooms and garden & is enhanced with ample parking and a garage.

Entrance Porch

Double glazed french doors. Double glazed windows to front and side aspects. Double glazed door leading to:-

Entrance Hall

Stairs rising to first floor. Understairs cupboard. Radiator.

Shower Room

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Lounge / Diner

Double glazed window to front aspect. Double glazed patio doors leading to garden room. Three radiators.

Garden Room

Double glazed windows to three aspects. Double glazed bi-fold door leading to garden. Radiator.

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral double oven and inset hob with hood over. Airing cupboard with radiator inside. Pull out larder cupboard. Space for appliances.

Study / Play Room

Double glazed window to side aspect. Door leading to garage. Radiator.

Utility Room

Double glazed window to rear aspect. Double glazed door leading to garden. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Radiator.

Landing

Double glazed window to front aspect. Access to loft via ladder.

Bedroom One

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to rear aspect. Cupboard housing central heating boiler. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

Front Garden

A large shingled driveway leads to the garage.

Rear Garden

The rear garden commences with a patio and block paved seating area. The remainder is predominantly laid to lawn with mature shrubs and flower beds. Side gate access. Summer house.

Garage

Up and over doors. Double glazed window to side aspect. Power and light connected.





Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



view this property online williamhbrown.co.uk/Property/SUD111337



welcome to

Deben Drive, Sudbury

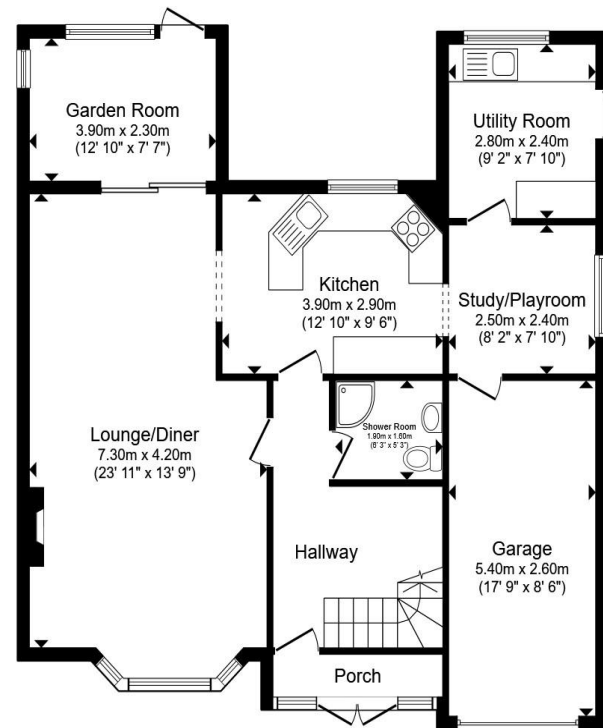
- Three double bedrooms
- Spacious detached home
- Large rear garden
- Ample off road parking and garage
- Scope for enlargement (stp)

Tenure: Freehold EPC Rating: D

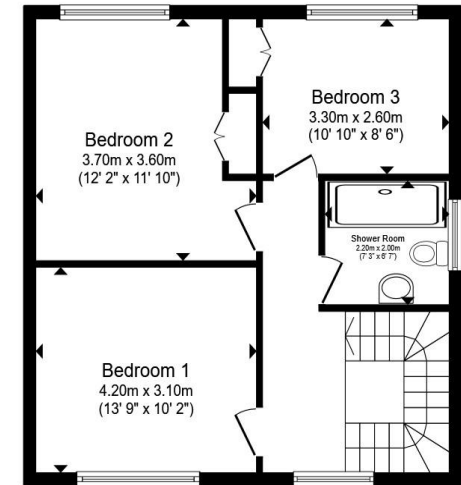
Council Tax Band: E

offers in excess of

£440,000



Ground Floor



First Floor

Total floor area 147.1 m² (1,584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SUD111337



Property Ref:
SUD111337 - 0007

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