



Brundon Lane, Sudbury CO10 7HN

welcome to

Brundon Lane, Sudbury

GARAGE & PARKING Spacious and well presented three bedroom semi detached in a non-estate position within a popular part of Sudbury. The property offers two reception rooms and is enhanced with a private rear garden, garage and parking.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

Lounge

16' 5" x 11' (5.00m x 3.35m)

Double glazed window to front aspect. Fireplace housing gas fire. Radiator. Door leading to:-

Dining Room

10' 7" x 10' 6" (3.23m x 3.20m)

Double glazed french doors to rear aspect. Radiator. Door leading to:-

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Double glazed window to rear aspect. Double glazed door 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. Space for appliances.

Landing

Access to loft. Cupboard housing central heating boiler.

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bedroom Two

11' 9" + recess x 10' 2" (3.58m + recess x 3.10m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bedroom Three

9' 11" x 7' 8" (3.02m x 2.34m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail.

Front Garden

The front garden is predominantly laid to lawn with a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio seating area, and the remainder is laid to shingle and lawn. Side access. Door leading to garage.

Garage

8' 4" x 8' 4" (2.54m x 2.54m)

Up and over door. Power and light connected. Parking in front. Garage and driveway access from Bulmer Road.





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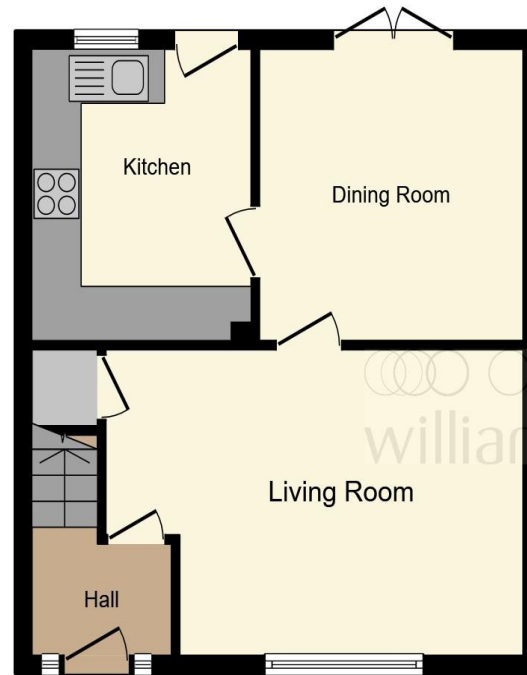
- Three bedrooms
- Semi-detached
- Garage
- Parking
- Two reception rooms

Tenure: Freehold EPC Rating: D

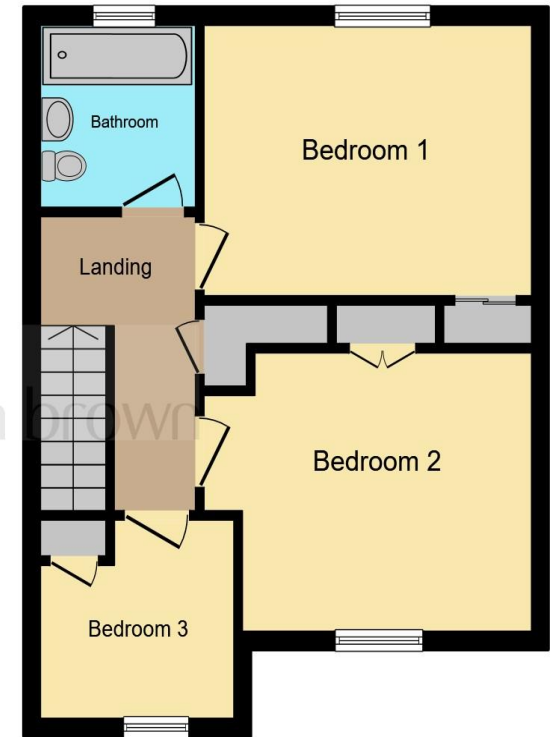
Council Tax Band: C

offers in excess of

£300,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
SUD111084 - 0007

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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