Heath Estate, Great Waldingfield, Sudbury, CO10 0TZ

william h brown

welcome to

Heath Estate, Great Waldingfield, Sudbury

NO ONWARD CHAIN This three bedroom detached bungalow has been fully renovated to a high standard throughout by the current owner, this spacious and stylish home occupies a generous plot with ample off road parking, garage and large rear garden.

Entrance Hall
Double glazed door to front aspect. Access to loft, radiator.

Lounge
Double glazed patio doors leading to rear garden. Double glazed window to side aspect.

Kitchen
Double glazed window to side aspect and double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Brand new fitted appliances with manufacturers warranties including Integral double oven with hob and hood over. Integral fridge/freezer, washing machine and dishwasher. Vertical radiator.

Bedroom One
Double glazed window to front aspect. Radiator.

Bedroom Two
Double glazed windows to front and side aspects. Radiator.

Bedroom Three
Double glazed window to side aspect. Radiator.

Bathroom
Two double glazed windows to side aspects. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap. Heated towel rail, extractor fan.

Front Garden
The front is predominantly laid to shingle which provides off road parking, and leads to the garage.

Rear Garden
The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with beds to borders. Shed to remain. Door leading to garage.

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.

welcome to

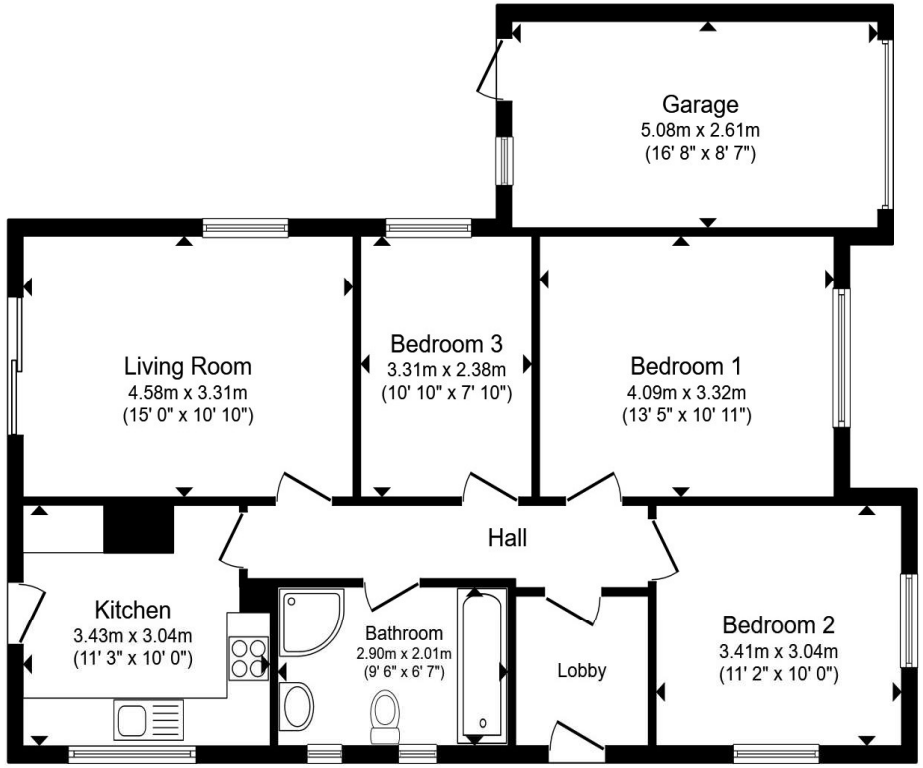
Heath Estate, Great Waldingfield, Sudbury

- No onward chain
- Fully renovated including brand new fitted kitchen appliances
- Three bedrooms
- Detached bungalow
- Popular village location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£375,000



Total floor area 89.1 m² (959 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/SUD111609

The Property Ombudsman

Property Ref:
SUD111609 - 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

01787 379372

Sudbury@williamhbrown.co.uk

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

williamhbrown.co.uk

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.