

24 Meadow Place, Sudbury, CO10 2TB



Freehold

£305,000

Subject to contract
Quietly situated

2 bedrooms
2 reception rooms
2 bathrooms



A generously proportioned end of terrace home quietly situated close to central Sudbury with low maintenance rear garden.

Some details

General information

A generously proportioned and well presented two bedroom end of terrace modern home quietly situated close to central Sudbury, a level walk from all the facilities, including Waitrose, doctors surgery and the theatre. The property offers dedicated parking with low maintenance rear garden.

The gas centrally heated accommodation is briefly composed of solid door leading into the entrance hall with stairs rising to first floor and cupboard beneath then doors lead off. The dual aspect lounge has French doors leading to the courtyard style garden. Also from the hall there is a door to the kitchen/diner, clearly set into two distinct zones, the dining room is set to the front with views over the green area and an open aspect into the kitchen with work surface surrounding incorporating one and a half bowl sink, four-ring gas hob with extractor over and part-tiled surrounds. There are a good range of units and drawers with further wall mounted units over, integrated appliances include fridge/freezer, extractor and single oven along with dishwasher and washer/drier. The ground floor accommodation is then concluded with a spacious cloakroom.

The landing is a good size space where the owner has been able to incorporate a study area by having a range of built-in furniture to one wall which includes a desk with a good range of storage. From the landing, doors give way to a very good size main bathroom, two double bedrooms, both of which benefit from built-in storage and the master bedroom has the advantage of an en-suite shower room.

Lounge

15' 9" x 10' 7" (4.8m x 3.23m)

Cloakroom

6' x 2' 11" (1.83m x 0.89m)

Kitchen area

8' 8" x 8' (2.64m x 2.44m)

Dining area

10' 4" x 8' 9" (3.15m x 2.67m)

Entrance hall

12' 5" x 6' (3.78m x 1.83m) max

Landing

18' 4" x 6' 0" (5.59m x 1.83m)

Bedroom one

10' 7" reducing to 8' 4" x 10' 9" (3.23m (2.54m) x 3.28m)

Ensuite

10' 8" x 4' 7" (3.25m x 1.4m)

Bedroom two

9' 8" x 8' 9" (2.95m x 2.67m)

Bathroom

8' 8" x 6' 8" (2.64m x 2.03m)

The outside

The front gardens are designed in a low maintenance fashion with flower borders and a pathway extended to the front door set beneath a storm porch. There are also a range of communal areas.

The rear gardens are a key feature to the property, designed in a low maintenance fashion with patio paving, fenced boundaries with a gate inset providing rear access. There are flower borders and a low maintenance plastic shed.

Agents note

We can confirm that this development is subject to a management charge to maintain communal areas, Fenn Wright have yet to verify the management costs. Applicants are advised to make enquiries about this before committing to any purchase.

The property has extra width doorways for wheelchair access plus conveniently positioned light switches and plug points.

Where?

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - C

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - Tbc

Directions

Using the postcode for a SatNav, as you reach Meadow Place, which is at the end of Meadow Lane, the property can be found situated overlooking the green area on the right hand side. It is identified as the end of the terrace.

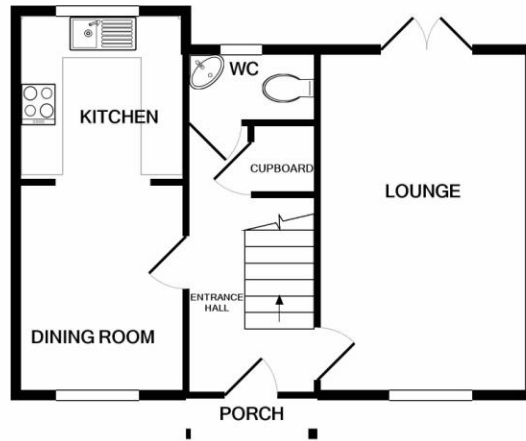
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

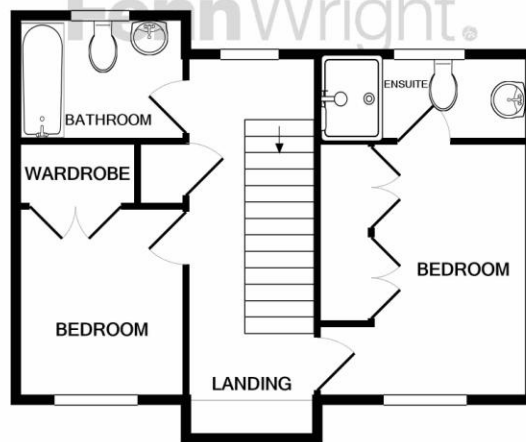
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Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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