

41 Canterbury Road, Sudbury, CO10 1LL



Freehold

Offers In Region Of

£375,000

Subject to contract

3 bedrooms
2 reception rooms
1 bathroom



This spacious semi detached family home is situated in the highly desirable Chaucer estate and offers the potential to extend STP.

Some details

General information

This three bedroom semi detached family home is situated on the highly desirable Chaucer estate and benefits from spacious living accommodation with plenty of scope for improvement STP and is located within a short walk from Sudbury's water meadows and local footpath with convenient access to Sudbury town centre.

The gas central heated accommodation begins with an entrance porch leading to a double glazed entrance door into the main hallway which itself includes stairs rising to the first floor and doors off. The bright living room is located at the front of the property and includes a gas fire and large double glazed window to the front aspect. Double internal doors lead directly into the dining room which benefits from patio doors into the rear garden. The kitchen is set to the rear of the property and includes wall and base cupboard units with plumbing for a washing machine or dishwasher, space for a gas cooker and room for further appliances. The work surface includes an integrated stainless steel single bowl sink and drainer and the room concludes with a convenient lobby space which connects the kitchen to the utility space which itself benefits from a separate W.C., access to the garage and the rear garden.

Taking the stairs to the first floor the bright landing space is well lit by a double glazed window to the side aspect and includes access to the loft, main family bathroom and all three bedrooms. The bedrooms all include built in wardrobes and/or storage and the second bedroom overlooks the garden to the rear. The accommodation concludes with the main family bathroom which contains a panel enclosed bath, W.C., wash hand basin, overhead electric pump shower and part tiled walls.

Lounge

13' 7" x 12' 3" max (4.14m x 3.73m max) Gas fire, double glazed window to front aspect, radiator, doors opening to dining room.

Dining room

11' 3" x 10' 1" (3.43m x 3.07m) Double glazed sliding doors to garden, radiator.

Kitchen

13' 4" x 10' 0" max (4.06m x 3.05m max) Double glazed window to rear aspect. Range of wall and base units, work surfaces over, sink and drainer, space for cooker, cooker hood, plumbing for washing machine.

Utility room

Radiator, double glazed window to rear aspect, door to garden.

Cloakroom

Low level W.C.

Landing

Double glazed window to side aspect, access to loft.

Bedroom one

12' 4" x 12' 4" max (3.76m x 3.76m) Double glazed window to front aspect, radiator, storage cupboard

Bedroom two

14' 0" x 11' 3" max (4.27m x 3.43m max) Double glazed window to rear aspect, radiator, cupboard housing hot water tank

Bedroom three

9' 2" x 9' 0" max (2.79m x 2.74m max) Double glazed window to front aspect, radiator, storage cupboard

Outside

The front of the property is laid to block paving to provide a driveway for 2 - 3 cars and is bordered by established bushes and flowers. The gated side access leads you to the rear garden which can also be accessed via either the dining room or the utility room. The enclosed rear garden slopes up towards the top and has been well landscaped to include a pathway and steps to an area of hardstanding which currently includes the garden shed, an array of flower beds across all borders and an expanse of lawn stretching the length of the garden.

Location

The property is situated in the popular family area of the Chaucer Estate, the popularity of the development is due in part to its proximity to the local water meadows, town centre, schools and other local amenities. The Estate is serviced by a regular bus service which stops at the top of the road where you can be taken to Sudbury town centre, nearby Long Melford and beyond. Sudbury itself is an expanding market town which benefits from an array of typical high street names and boutique shops, cafes and restaurants and also includes four supermarkets Waitrose, Tesco, Aldi and Sainsburys.

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 - D

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