

## Summary

Located within short walking distance to both Sudbury town centre and Tesco Supermarket this three bedroom detached family home benefits from ample off road parking & garage, large kitchen / dining room, sitting room, bathroom and good size rear gardens. No onward chain.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Door leads into entrance hall, with further doors off to sitting room and kitchen/diner. Stairs ascending to first floor landing.

**SITTING ROOM 16' 8" x 14' 7" (5.08m x 4.44m)** Double glazed window to front aspect, double glazed sliding doors to rear.

**KITCHEN/DINER 14' 9" x 14' 7" (4.5m x 4.44m)** Double glazed window to front and rear, door and double glazed window to side. Fitted base units with work surfaces over, space and plumbing for white goods. Space for dining room table. Door to understairs cupboard.

**LANDING** Doors off to bedrooms, bathroom and cupboard. Double glazed window to rear.

**BEDROOM ONE 11' 7" x 8' 4" (3.53m x 2.54m)** Double glazed window to front, doors to built in wardrobe.

**BEDROOM TWO 11' 3" x 8' 3" (3.43m x 2.51m)** Double glazed window to front, doors to built in wardrobe.

**BEDROOM THREE 8' 1" x 5' 11" (2.46m x 1.8m)** Double glazed window to rear.

### **BATHROOM 8' 5" x 5' 11" (2.57m x 1.8m)**

Double glazed window to rear, panelled bath with taps and shower attachment over, close coupled w/c, pedestal wash hand basin with taps over.

**OUTSIDE** The front of the property is laid to shingle with mature shrubs and enclosed by a timber knee rail fence. To the side is a driveway providing off road parking and vehicular access to the garage. Side gate to rear garden.

The rear garden commences with a paved patio area covered by a pergola, the remainder is laid to lawn with a further patio area to rear. Timber shed to remain. Service door to rear of garage. All enclosed by wood panel fencing.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Heating, Mains Drainage, Water, Electric

Post Code – CO10 1WB

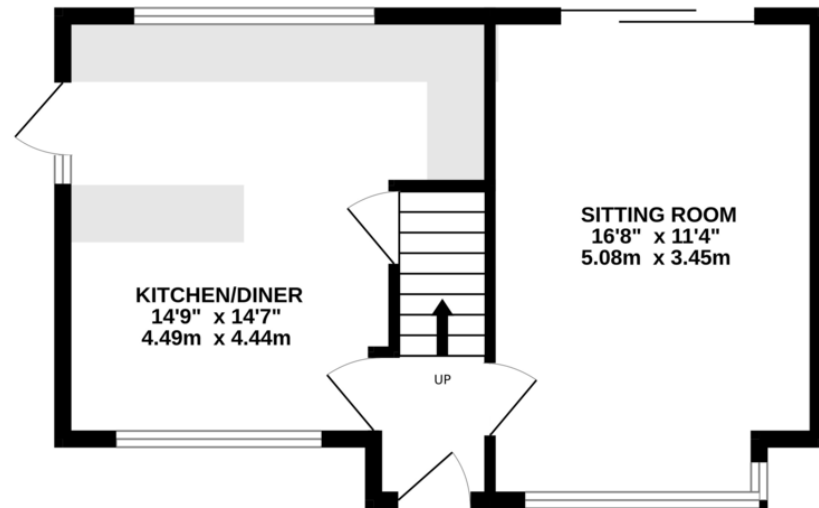
Viewings by appointment

Bychoice Estate Agents

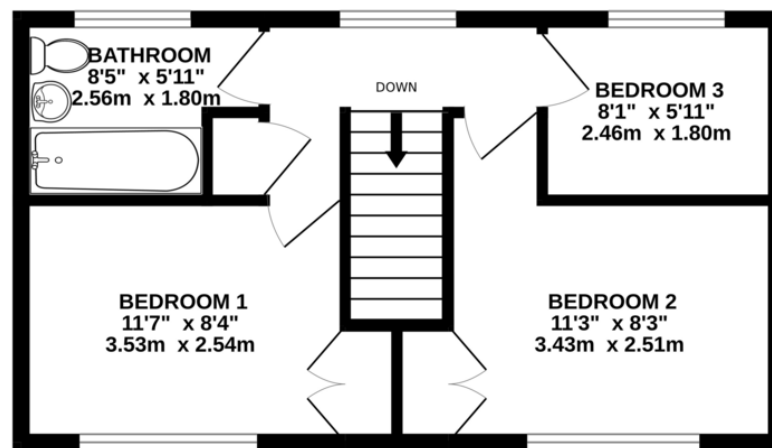
Tel: 01787 468400



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.



**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Stanley Wood Avenue | Sudbury | CO10 1WB

£335,000

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- Three Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Bathroom
- Good Size Rear Garden
- Garage & Parking
- Walking Distance To Town Centre & Tesco Superstore