

## Summary

A three bedroom semi detached home located on the highly sought after Chaucer estate in Sudbury. Benefiting from a kitchen/breakfast room, sitting/dining room, conservatory, boot room, ground floor w/c, bathroom, front & rear gardens, garage & off road parking and is within walking distance to town centre and sudbury water meadows.

## Description

Approximate Room Sizes

**ENTRANCE PORCH** Entrance door into entrance porch, further door into hall.

**HALL** Doors off to kitchen/breakfast room, sitting/dining room and integral garage. Stairs ascending to first floor landing.

**KITCHEN 14' 10" x 8' 1" (4.52m x 2.46m)**  
Double glazed window to front aspect, matching wall and base level units with work surfaces over, inset sink with mixer tap over, inset hob with extractor fan over, undercounter inset oven, breakfast bar, doors to built in cupboards, door to boot room.

**BOOT ROOM** Double glazed window and door to side, door to boiler cupboard.

**SITTING ROOM 24' 6" x 11' 2" (7.47m x 3.4m)** Double glazed window to rear, sliding doors lead to conservatory, fireplace.

**CONSERVATORY 9' 6" x 9' 2" (2.9m x 2.79m)**  
Double glazed conservatory with French doors to patio area.

**LANDING** Double glazed window to side, doors to bedrooms, bathroom and over stair cupboard.

**BEDROOM ONE 12' 2" x 11' 3" (3.71m x 3.43m)** Double glazed window to rear, doors to built in wardrobe.

**BEDROOM TWO 11' 6" x 11' 3" (3.51m x 3.43m)** Double glazed window to rear, doors to built in wardrobe.

**BEDROOM THREE 12' 2" x 8' 9" (3.71m x 2.67m)** Double glazed window to front, doors to built in wardrobe.

**BATHROOM 11' 6" x 5' (3.51m x 1.52m)**  
Double glazed window to front, panelled bath with taps over, shower, close coupled w/c, wash hand basin with taps over.

**GARAGE 7' 11" x 17' 5" (2.41m x 5.31m)** Up and over garage door to front, power and lighting.

**OUTSIDE** The front of the property is approached by a driveway providing vehicular access to the garage and off road parking. The remainder is laid to mature hedging and shrubs with side access to the rear garden.

The rear garden commences with a paved patio area and the remainder laid to lawn and enclosed by hedging. Shed to remain.

## AGENTS NOTE

TENURE - Freehold

COUNCIL TAX BAND - D

EPC RATING - C

HEATING - Gas central heating

DRAINAGE - Mains drainage

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – %full\_services%

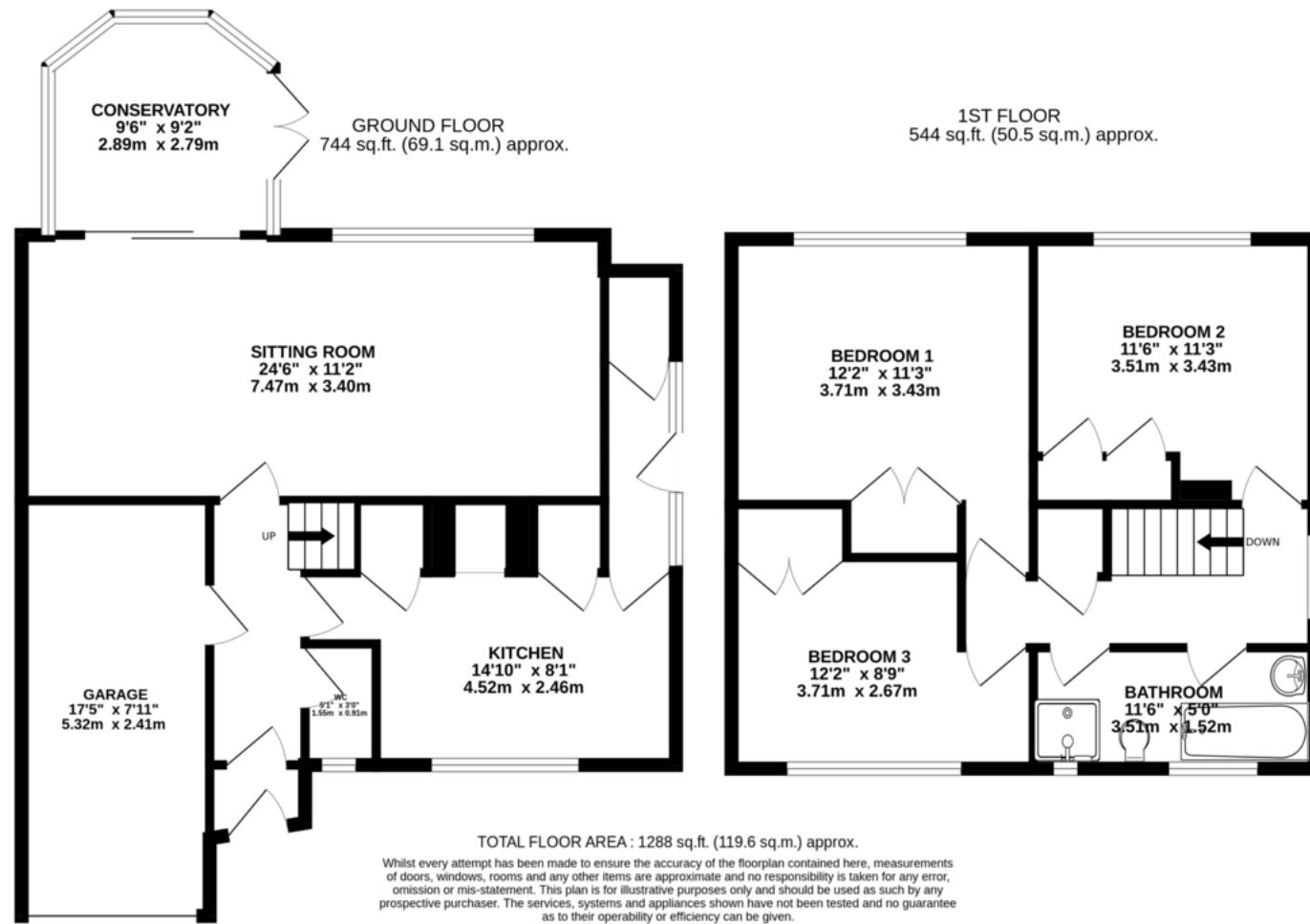
Post Code – CO10 1LL

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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

### Canterbury Road | Sudbury | CO10 1LL

£425,000

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- Three Bedrooms
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- W/C
- Bathroom
- Front & Rear Gardens