

## Summary

Spacious 3-bedroom semi detached home with a kitchen/diner, sitting room, and ground floor WC. Enjoy a bathroom with a shower, garage, and parking. Step into a private rear garden with serene tree views. Conveniently located with a short walk to Tesco Supermarket and within walking distance to the town center.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Door into entrance hall, doors off to sitting room, kitchen/diner, ground floor w/c and under stair cupboard.

**KITCHEN/DINER 16' 10" x 8' 6" (5.13m x 2.59m)** Window to front, kitchen comprising matching wall and base level units with work surfaces over, inset sink with tap over, space and plumbing for washing machine, fridge/freezer and cooker. Wall mounted gas boiler. Space for dining table.

**SITTING ROOM 15' x 13' 4" (4.57m x 4.06m)** Windows and door to rear aspect.

**W/C** Window to front aspect, close coupled w/c and wash hand basin.

**LANDING** Doors off to bedrooms, bathroom and cupboard.

**BEDROOM ONE 15' 1" x 8' 6" (4.6m x 2.59m)** Window to front, cupboard.

**BEDROOM TWO 13' 11" x 8' 5" (4.24m x 2.57m)** Window to rear with views over trees.

**BEDROOM THREE 11' x 6' 3" (3.35m x 1.91m)** Window to rear with views over trees.

**BATHROOM 11' x 6' 2" (3.35m x 1.88m)** Fully tiled bathroom comprising large panelled bath, shower, close coupled w/c and wash hand basin. Door to cupboard.

**OUTSIDE** The front of the property is laid to shingle and patio stone with a path to the front door.

The rear garden commences with a paved patio area with the remainder laid to lawn. The rear garden is private and enjoys a beautiful outlook over established trees. Timber shed to remain. All enclosed by brick wall and wood panel fencing. Gate provides access to rear garden.

**AGENTS NOTE** We understand the property has had new fascia's and soffits fitted as well as new guttering and cavity wall insulation.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

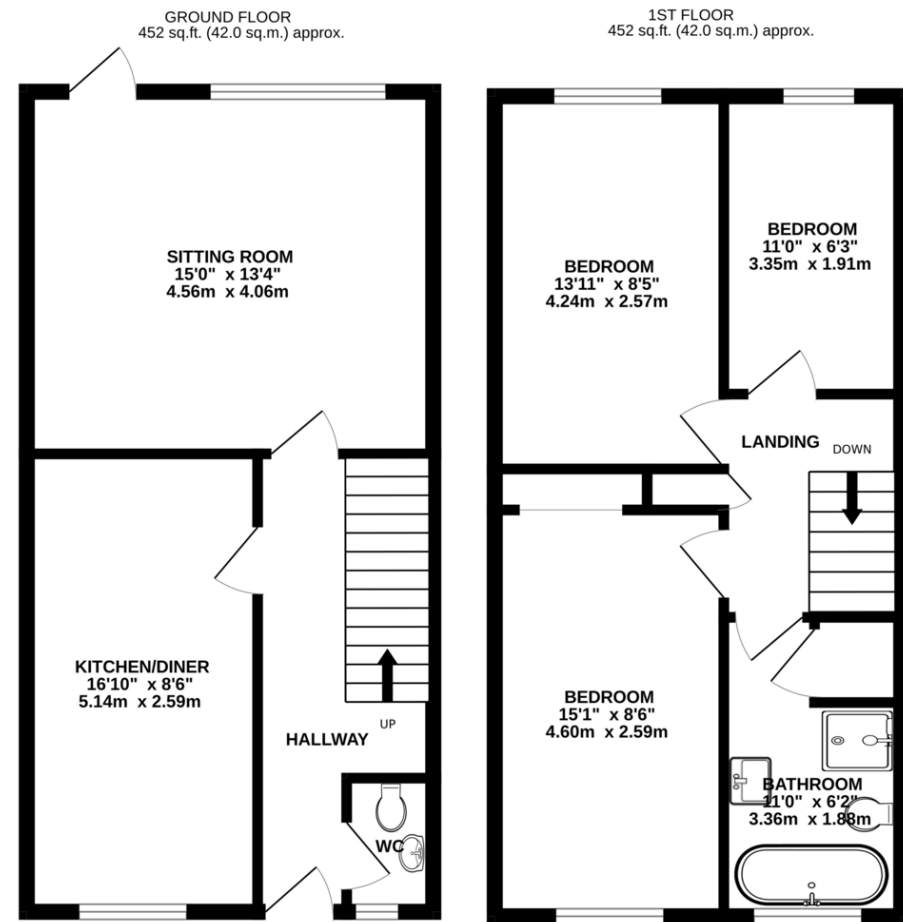
Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

Post Code – CO10 1PL

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400





TOTAL FLOOR AREA : 904 sq.ft. (84.0 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.  
 Awaiting EPC

**Contact Details**  
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 Tel: 01787 468400  
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## Beatty Road | Sudbury | CO10 1PL

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**£245,000**

- Three Bedrooms
- Kitchen/Diner
- Sitting Room
- Ground Floor WC
- Bathroom With Shower
- Garage & Parking
- Private Rear Garden