



**Essex Avenue, Sudbury CO10 1YZ**

**welcome to**

**Essex Avenue, Sudbury**

\*NO ONWARD CHAIN\* An extended three bedroom end of terrace family home offering spacious and exceptionally well presented accommodation throughout. The property is further enhanced with a private rear garden, an attractive outlook to the rear and allocated parking.



### **Entrance Hall**

Double glazed window and door to front aspect. Understairs cupboard, stairs rising to first floor, radiator.

### **Cloakroom**

Double glazed window front aspect. Suite comprising low level WC and wash hand basin. Plumbing for washing machine.

### **Kitchen**

10' 2" x 9' 10" ( 3.10m x 3.00m )

Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven with hood and extractor over. Space for appliances, combination boiler, storage cupboard, radiator.

### **Lounge**

21' 9" x 11' 1" ( 6.63m x 3.38m )

Two double glazed windows to front aspect. Radiator.

### **Garden Room**

13' 5" x 10' 6" ( 4.09m x 3.20m )

Double glazed french doors leading to garden. Radiator.

### **Landing**

Access to loft, storage cupboard.

### **Bedroom One**

12' into bay x 11' 7" ( 3.66m into bay x 3.53m )

Double glazed window to front aspect. Built in wardrobes, radiator.

### **Bedroom Two**

11' 7" x 9' 11" ( 3.53m x 3.02m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Three**

9' 9" x 9' 9" max ( 2.97m x 2.97m max )

Double glazed window to rear aspect. Radiator.

### **Bathroom**

Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail, Fully tiled.

### **Rear Garden**

The rear garden commences with a patio seating area, and leads to areas of lawn and shingle. Shed. Gate to rear. There is a further shingled area to the side which has a gate to the front.



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## Essex Avenue, Sudbury

- No onward chain
- Three bedrooms
- Extended end of terrace home
- Allocated parking
- Private landscaped garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers in the region of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD106112 - 0003

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