



Hilltop, Waldingfield Road, Sudbury CO10 0GN



**william
h brown**

welcome to

Hilltop, Waldingfield Road, Sudbury

This well presented three bedroom semi detached home offers spacious and flexible accommodation over three floors, including a beautiful kitchen/diner and spacious lounge. The property is further enhanced with off road parking and a private rear garden.



Entrance Hall

Door to front aspect. Stairs rising to first floor. Understairs cupboard. Radiator

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Extractor fan, radiator.

Lounge

Double glazed window to front aspect. Double glazed french doors to rear aspect. Radiator. Opening onto:-

Dining Room

Double glazed french doors leading to garden. Radiator.

Kitchen

Double glazed bay window to front. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with inset hob and extractor over. Integral fridge/freezer and dishwasher, plumbing for washing machine. Radiator.

Landing

Double glazed window to side aspect. Doors leading to bedrooms one, three and bathroom. Stairs rising to second floor. Airing cupboard.

Bedroom One

Double glazed window to front aspect. Double built in wardrobe. Radiator.

Ensuite

Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan.

Bedroom Three

Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Second Floor Landing

Door leading to bedroom two.

Bedroom Two

Double glazed window to rear aspect. Eaves storage. Radiator.

Front Garden

Two parking spaces.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with a further patio and shed to the rear.



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welcome to

Hilltop, Waldingfield Road, Sudbury

- Three bedrooms
- Semi detached town house
- Highly regarded location
- Beautiful Kitchen/diner
- Spacious lounge/diner

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

guide price

£330,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD111360 - 0007

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