



Cats Lane, Sudbury CO10 2SQ



welcome to

Cats Lane, Sudbury

NO ONWARD CHAIN A beautiful character cottage set in this popular location allowing access to local schooling and amenities. The property offers great parking, a large south facing garden and is brimming with character throughout.



Lounge

14' 8" narrowing to 12' 1" x 12' 3" (4.47m narrowing to 3.68m x 3.73m)

Double glazed door and window to front aspect.

Double glazed door leading to conservatory.

Radiator. Door leading to:-

Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Stairs rising to first floor, understairs cupboard. Doorway to:-

Utility Room

5' 6" x 5' 2" (1.68m x 1.57m)

Double glazed window to rear aspect. Space for appliances. Door leading to cloakroom and:-

Bathroom

Double glazed window to side aspect. Suite comprising vanity wash hand basin and bath. Large cupboard with plumbing for washing machine and central heating boiler.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin.

Conservatory

18' 7" x 7' 10" (5.66m x 2.39m)

Double glazed windows to three aspects. Door leading to garden.

Landing

Stairs rising from kitchen. Double glazed window to rear aspect. Doors leading to bedrooms.

Bedroom One

12' 4" x 9' 1" (3.76m x 2.77m)

Double glazed window to front and rear aspects.

Radiator.

Bedroom Two

8' 10" x 8' 8" (2.69m x 2.64m)

Double glazed window to front aspect. Radiator.

Front Garden

A large gravelled driveway provides ample off road parking. Double gates lead to the garden.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn. Car port.

Agent's Note

The vendor has advised that the central heating boiler is not currently working and will need to be replaced by the new buyer.



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Cats Lane, Sudbury

- No onward chain
- Ample off road parking
- Character Semi-detached
- Close to local schooling and amenities
- Large garden

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109968 - 0005

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