



Landsdown Road, Sudbury CO10 2QQ

welcome to

Landsdown Road, Sudbury

NO ONWARD CHAIN Set within a highly regarded part of Sudbury is this extended detached bungalow offering spacious and flexible accommodation throughout, and further enhanced with a private garden and off road parking.

Entrance Hall

Double glazed door to front aspect. Access to loft. Two storage cupboards.

Lounge

Fireplace housing electric fire. Radiator. Door leading to:-

Dining Room / Bedroom

Double glazed window to rear aspect. Two velux windows. The vendor has advised that this was part of the lounge and is only separated by a partition wall. Radiator.

Kitchen / Diner

Two velux windows. Double glazed bi-fold doors leading to garden. Double glazed window and door to side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with mixer tap. Two ovens with hob and hood over. Space for appliances. Two radiators.

Bedroom One

Two double glazed windows to front aspect. Radiator.

Ensuite

Velux window. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Bedroom Two

Double glazed window to front aspect. Radiator.

Bedroom Three

Split into Study and Bedroom.

Study Area

Velux window. Built in wardrobe, radiator. Opening onto:-

Bed Area

Double glazed window to rear aspect. Walk in wardrobe, radiator.

Bathroom

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

Front Garden

A driveway provides ample off road parking, with the remainder being predominantly laid to lawn. The vendor has advised that they had planning permission to extend the dropped kerb to create extra parking.

Rear Garden

The garden has two patio areas with the remainder being predominantly laid to lawn with side gate access.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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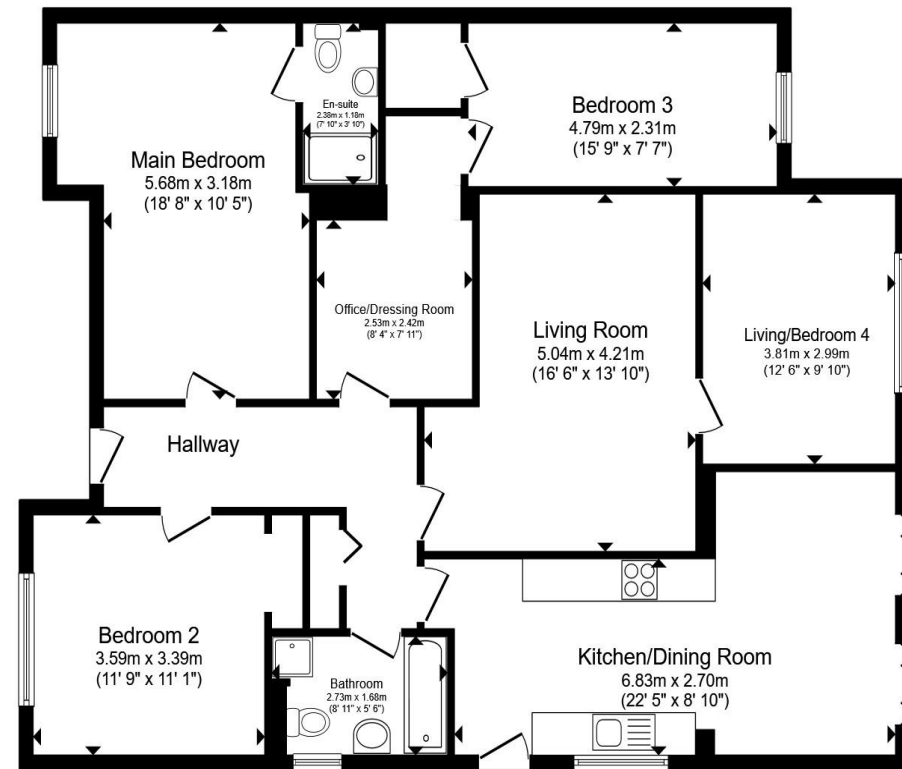
- No onward chain
- Spacious flexible accommodation
- Three/four bedrooms
- Stunning open plan kitchen/diner
- Private rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£375,000



Total floor area 127.4 m² (1,371 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111587 - 0002

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