



Cats Lane | Sudbury | CO10 2SG

A large detached three-bedroom split level bungalow is available this February! The property benefits from two double bedrooms, two large reception rooms and a very generous garden set across three levels. Call Bychoice now to secure a viewing.

£1,150 pcm

- Available February
- Off-Road Parking
- Single Garage
- Two Double Bedrooms
- Two Reception Rooms
- Large South Facing Garden

ENTRANCE HALL Enter from the front door into the hallway. Access to the bathroom and kitchen and stairs to upper and lower level. Green carpets and cream walls.

BATHROOM 7' 1" x 4' 11" (2.17m x 1.52m) The bathroom benefits from cream floor and wall tiles, low level flush toilet, sink with storage beneath, bath with shower attachment over, foldable shower screen and heated towel rail. Window to front.

KITCHEN 11' 1" x 8' 0" (3.4m x 2.44m) The kitchen boasts a large number of white cabinets with complementary light brown worksurface over. Integrated electric hob and oven with space for a washing machine under the counter. Double stainless steel sink below window which is to side aspect. Back door leading to driveway and gate to the rear garden. Door to pantry for additional storage.

PANTRY Cream tiles and walls continue from the kitchen. Large shelves on three walls for storage. Window to front aspect.

LIVING ROOM 16' 11" x 11' 3" (5.18m x 3.43m) The living room benefits from a brick feature fireplace with mantle over and access to the conservatory. Green carpets and cream walls.

CONSERVATORY 12' 0" x 11' 6" (3.66m x 3.53m) Windows to two sides with views of the garden. Double doors leading to patio area of garden.

UPSTAIRS HALLWAY The hallway provides access to the three bedrooms, the airing cupboard and additional storage cupboard. There is access to the loft from the storage cupboard. Green carpets and cream walls.

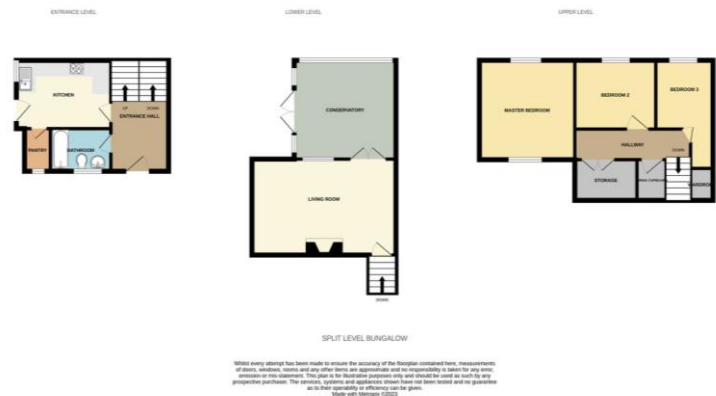
MASTER BEDROOM 11' 3" x 11' 7" (3.43m x 3.55m) This is a large double bedroom with a bay window to the front and window to rear overlooking the extensive garden. Cream carpets and walls.

BEDROOM TWO 9' 6" x 8' 0" (2.91m x 2.46m) Small double bedroom with window to rear aspect. Cream carpets and walls.

BEDROOM THREE 6' 9" x 12' 7" (2.06m x 3.86m) Single bedroom with the benefit of built in storage. Window to rear aspect. Cream carpets and walls.

OUTSIDE The property benefits from gated off-road parking for at least two cars. The garden is set across different levels and sections. The garden is accessed by a side gate onto a small patio area. Down a few steps is a lawned area surrounded by plants with a large tree in the middle. Separated by a hedge is another patio area with a lawn that leads to a large shed and greenhouse.

Local Authority – Babergh District Council
Council Tax Band – C
Post Code – CO10 2SG



Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

