



- Newly Built Detached House
- Well Presented & Maintained Throughout
- Tastefully Decorated & Finished Throughout
- Three Well Appointed Bedrooms With En-Suite To Main Bedroom
- Large Front Aspect Living Room
- Stunning Open Plan Kitchen/Diner With Island And Bi-Folding Doors To The Rear Garden
- Family Bathroom & Ground Floor Wc
- Blank Canvass Garden
- Ample Parking For Several Cars

## 72 Cats Lane, Sudbury. CO10 2SQ.

This beautifully presented three-bedroom detached home has been built to exceptionally high standards and thoughtfully enhanced by the current owners, offering a high specification throughout.





# Property Details.

## Room Measurements

### Hallway

1.08m x 4.24m (3' 7" x 13' 11")

### Living Room



4.19m x 4.77m (13' 9" x 15' 8")

### Kitchen/Dining Area



6.41m x 3.90m (21' 0" x 12' 10")



### WC



0.88m x 1.56m (2' 11" x 5' 1")

### Landing

### Bedroom One



# Property Details.



3.61m x 5.28m (11' 10" x 17' 4")

## En-Suite



1.80m x 1.70m (5' 11" x 5' 7")

## Bedroom Two

4.05m x 3.40m (13' 3" x 11' 2")

## Bedroom Three

2.69m x 3.59m (8' 10" x 11' 9")

## Bathroom



2.25m x 1.70m (7' 5" x 5' 7")

## Location

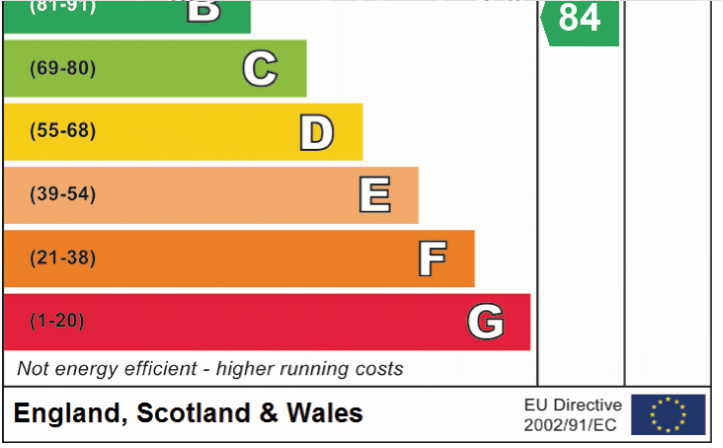
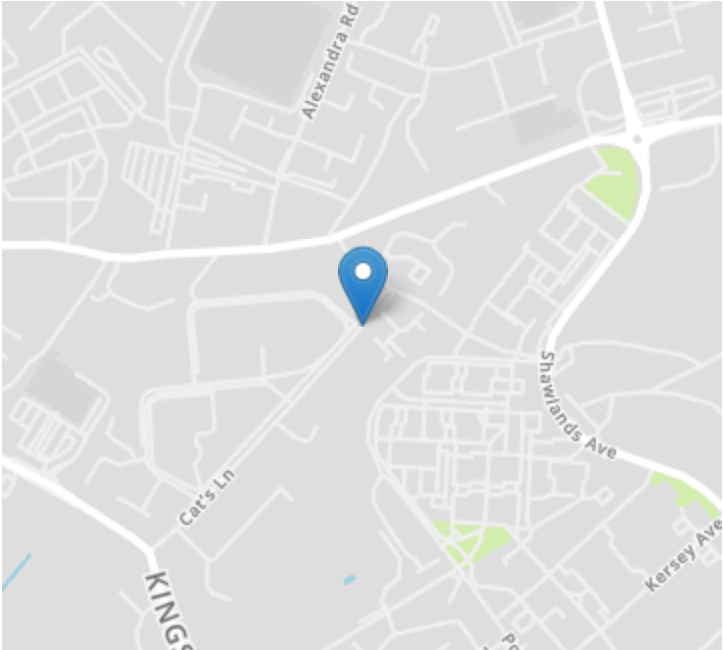
Sudbury is a charming historic market town in Suffolk, offering a blend of traditional character and modern convenience. The town benefits from a range of local amenities including shops, restaurants, schools, and recreational facilities, while retaining a strong sense of community. Its picturesque streets, riverside walks, and historic architecture make it a desirable place to live, and excellent transport links provide easy access to Colchester, Bury St Edmunds, and beyond.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

