



THE CROFT, WEMBLEY

£550,000

**** NO ONWARD CHAIN **** A spacious three bedroom end of terrace town house conveniently located in the heart of Sudbury Town, on a quiet cul-de-sac and offering scope for further development subject to planning permission being granted. The property briefly comprises entrance hallway, bedroom and downstairs W/C to the ground floor, living room and kitchen/breakfast room off second floor landing and two further bedrooms and bathroom off third floor landing. Further benefits include double glazing, gas central heating, ample built in storage, integral garage and off street parking via own driveway.

- THREE BEDROOM END OF TERRACE TOWN HOUSE
- WELL ARRANGED OVER THREE FLOORS
- CUL-DE-SAC LOCATION
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- SPACIOUS LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W/C AND FAMILY BATHROOM
- BUILT IN STORAGE
- NO ONWARD CHAIN
- PRIVATE REAR GARDEN
- INTEGRAL GARAGE AND OFF STREET PARKING

Ground Floor

Hallway

Entrance into hallway via front aspect door, radiator, laminate flooring.

Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m) Rear aspect double glazed door to garden, rear aspect double glazed window, radiator, power points, laminate flooring.

Downstairs W/C,

Rear aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, radiator, mosaic tiled flooring.

First Floor

Landing

Two built in storage cupboards, laminate flooring, stairs to second floor landing.

Living Room

12' 4" x 13' 1" (3.76m x 3.99m) Front aspect double glazed window, radiator, power points, laminate flooring.

Kitchen/Breakfast Room

12' 4" x 8' 3" (3.76m x 2.51m) Two rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, wall mounted cupboard enclosed wall mounted 'Main' boiler, part tiled walls, power points, lino flooring.

Second Floor

Landing

Two built in storage cupboards, sky light, laminate flooring.

Bedroom One

12' 7" x 12' 4" (3.84m x 3.76m) Front aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Two

8' 5" x 6' 6" (2.57m x 1.98m) Rear aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

8' 5" max x 5' 5" max (2.57m x 1.65m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen, wall mounted shower with attachment, tiled walls, extractor fan, radiator, tiled flooring.

Outside

Front Garden

Off street parking via own driveway, access to integral garage, side access to rear garden via wooden gate.

Integral Garage

15' 10" x 9' 9" (4.83m x 2.97m) Front aspect up and over door, wall mounted fuse box and meters, power and lighting.

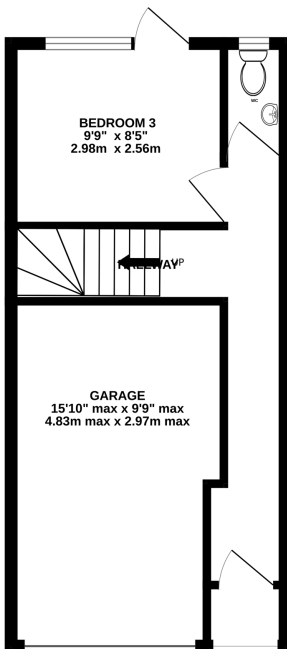
Rear Garden

50' 0" Approx. Patio leading to lawn, side access to front garden via wooden gate, outside tap, fence enclosed.

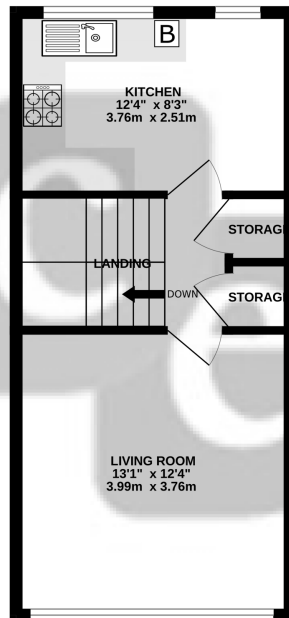


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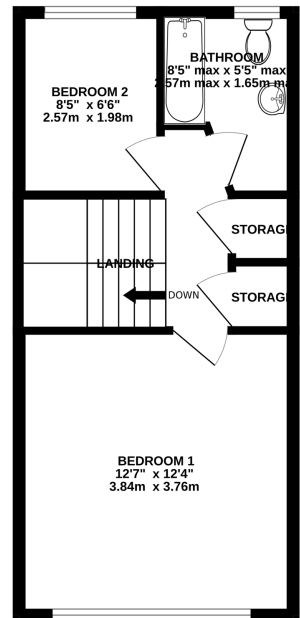
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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