

DAVID
BURR

**CAROWEN, WALDINGFIELD ROAD, SUDBURY,
SUFFOLK, CO10 0PP**



Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This spacious detached bungalow offers versatile accommodation that is further complemented by off road parking and a garden. **NO ONWARD CHAIN.**

**A detached bungalow with off road parking and garden –
cash purchasers only**

Guide £175,000

LONG MELFORD (01787) 883144

*Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds - Woolpit - London SW1
www.davidburr.co.uk*

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ENTRANCE HALL: With doors to;

SITTING ROOM: 15' x 10'. Enjoying views over the garden and with door to;



Inner Hall: Door to side garden and door to;

KITCHEN: 11'10 x 9'2. Overlooking the garden and fitted with a range of matching units and worktops incorporating single drainer sink unit, drainer and mixer tap over. Plumbing for washing machine.



BEDROOM 1: 13' x 9'10. Large bay window. Previously used as a sitting room.



BEDROOM 3: 9'10 x 8'1. Useful storage cupboard.

BATHROOM: Bath with shower over, W.C. and wash hand basin. Storage cupboard.



Outside

A gravel driveway provides **OFF ROAD PARKING**. The established gardens are generous in size with a large expanse of lawn and established trees and shrubs.

Agents Note:

Materials used in construction are unknown and as this property is of a non-standard construction it is thought that only cash purchasers would be suitable to acquire this property.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators.
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, IPSWICH, Suffolk IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.