



**18 Suffolk road,
Sudbury, Suffolk.**

**DAVID
BURR**

18 SUFFOLK ROAD, SUDBURY, SUFFOLK. CO10 1UN

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.

A charming character cottage in need of some modernisation ideally placed for amenities within this well-regarded Suffolk market town. The property is generous throughout and provides two reception rooms, a spacious kitchen, two double bedrooms and an upstairs bathroom. The property further benefits from a south facing garden.

A charming character cottage within walking distance of town amenities.

Front door leading to:

ENTRANCE HALL: With space for cloaks, staircase off and doors leading to:

SITTING ROOM: 11'4" x 10'10" (3.46m x 3.32m) With large range of windows to front allowing for an abundance of natural light. A central gas burning fireplace forms focal point of the room and with period features including ornate ceiling rose and dado rail.

DINING ROOM: 11'6" x 11'3" (3.51m x 3.44m) With a large double height window overlooking the rear terrace, a central feature fireplace with tiled hearth and ornate moulded wood surround. Useful integrated storage cupboard and further door leading to under stairs storage cupboard with fitted shelving.

KITCHEN: 12'11" x 8'3" (3.95m x 2.53m) With fully tiled floor and a matching range of base and wall level units with work surfaces incorporating large chrome sink with mixer tap above and drainer to side, space and plumbing for washing machine and tumbled dryer, space for full height fridge freezer and space for cooker. Attractive views over the rear garden and door to side.

First Floor

LANDING: With access to loft and doors leading to:

BEDROOM 1: 14'3" x 11'5" (4.36m x 3.48m) A generous double bedroom with large windows overlooking the street scene below and with an integrated storage cupboard with fitted shelving.

BEDROOM 2: 11'3" x 9'4" (3.44m x 2.87m) Enjoying views over the rear garden and to countryside beyond. Pretty feature fire place with tiled hearth and moulded wood surround.

FAMILY BATHROOM: With panelled bath and shower above with fully tiled surrounds, WC, pedestal wash hand basin and heated towel rail. Pine door to airing cupboard.

Outside

The property is approached via a pretty front garden which has been fully paved and enclosed by low level iron fence work. A pathway leads down

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the side of the property and in turn to a terraced area enclosed by low level brick wall.

The garden is **SOUTH FACING** and therefore receives an abundance of sunlight. A brick archway with wrought iron gate leads into the garden which is bordered by well stocked beds and a range of mature hedges, plants and flowers. An expanse of lawn leads to the rear of the garden with a further brick paved terrace which incorporates a large **TIMBER STORAGE SHED**.

Agents Notes

As it is not uncommon with properties of this ilk a pedestrian right of way exists across the rear garden for the benefit of neighbouring properties.

SERVICES: Mains water, drainage and electrics. Heated by gas fired radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E - A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



