



8 Lansdown Road,  
Sudbury, Suffolk.

DAVID  
BURR



# 8 LANDSDOWN ROAD, SUDBURY, SUFFOLK, CO10 2QF

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 three-bedroom bungalow is situated within comfortable distance of market town amenities and offers spacious accommodation across one level. The property enjoys ample off-road parking as well as a garage and westerly facing garden. This property is being offered with **NO ONWARD CHAIN**.

## A three-bedroom bungalow near to town amenities with a westerly facing garden and off-road parking.

Obscure glass panel door leading to:-

**ENTRANCE HALL:** An inviting space with two large storage cupboards as well as a double cupboard with hanging rail and shelving for shoes and coats. Doors leading to:-

**SITTING ROOM: 16'0" x 12'8"** (4.88m x 3.86m) A wonderfully light room with a window to the side aspect and glass French doors leading to the garden room offering views over the garden beyond. Attractive fireplace with stone hearth and surround with inset coal-effect gas stove.

**KITCHEN: 12'9" x 8'10"** (3.89m x 2.69m) Fitted with a wide range of cupboards and drawer units as well as a large pantry style cupboard. Integrated appliances include a sink with mixer tap and drainer unit, gas hob, one-and-a-half eye-level oven finished with a granite-effect worktop and metro tile splashback. There is also space for a large fridge/freezer, washing machine and dishwasher with side access door leading to the front.

**BEDROOM 1: 12'7" x 10'6"** (3.84m x 3.20m) A spacious room with large window overlooking the rear garden, two double built-in wardrobes with hanging rail and shelving.

**BEDROOM 2: 12'5" x 9'0"** (3.78m x 2.74m) A generous second bedroom with views over the front garden, double built-in wardrobe with hanging rail and shelving.

**BEDROOM 3: 9'5" x 6'0"** (2.87m x 1.83m) This room is currently utilised as a study but could also be used as a third bedroom. It is currently fitted out with a range of shelving and desk unit with large built-in double wardrobe.

**WET ROOM:** A fully tiled wet room with walk-in shower, wash hand basin and WC.

**GARDEN ROOM: 16'0" x 4'1"** (4.88m x 1.24m) A long room offering panoramic views over the rear garden with door leading to the rear garden terrace and service door leading to the garage.

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## Outside

To the front of the property you will find a large driveway with turning bay offering ample **OFF-ROAD PARKING** with raised flowerbeds full of colour and footpath leading to the front door and side door leading to the kitchen.

To the initial rear of the property you will find a large paved seating area that enjoys sunlight throughout the afternoon with the rest of the garden mainly laid to lawn. To the rear of the garden you will find a useful garden shed with a number of borders full of shrubs, rose bushes and flowers.

**GARAGE:** 19'8" x 9'0" (5.99m x 2.74m)

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

**EPC RATING:** Band D – 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).

**Council Tax band:** C

**Tenure:** Freehold

**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.





