



27 The Street
Assington, Sudbury, Suffolk

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27 The Street, Assington, Sudbury, Suffolk, CO10 5LJ

Assington has a long village street with public house, farm shop incorporating a Post Office and the Parish Church of St Edmunds. Situated about 7 miles from the market town of Sudbury and about 11 miles from the larger town of Colchester with its main line station with commuter rail link to London's Liverpool Street.

This three-bedroom Victorian semi-detached property enjoys a central location within the ever-popular Suffolk village of Assington. The property enjoys characterful well-appointed living accommodation arranged over two floors comprising a large vaulted kitchen/family room with two further two formal reception rooms with a range of individual character features throughout including modern sash windows and exposed timber and brick work. Further benefits to the property include well-established, attractive gardens abutting allotment land and off-street parking for several vehicles.

This three-bedroom Victorian extended semi-detached property benefits from a large kitchen/family room with two further receptions, large gardens and off-street parking. Presented in excellent order.

Door opening to:

ENTRANCE PORCH: With solid wood door to front, windows to front and side, with further top glazed door opening to:

DINING ROOM: 4.39m x 3.87m (14' 5" x 12' 8") With notable features including modern double glazed sash window to front, fireplace with surround and oak bressummer, storage cupboard, engineered wood flooring, access to.

KITCHEN/BREAKFAST ROOM/LIVING ROOM: 10.25m x 3.92m (33' 6" x 12' 8") Completed in a contemporary style and making for a fantastic family space. The kitchen is fitted with a matching range of wall mounted cupboards and base units and with granite worktops over including a breakfast bar with inset ceramic double butlers sink unit with mixer tap above. A focal point of the kitchen area is a central fireplace with space for a Rangemaster three door double oven, five ring bottled gas over and extractor hood above. Set beneath a vaulted ceiling of approximately 11 ft with exposed timberwork. Integrated dishwasher and space for a fridge/freezer.

The living area is a wonderfully bright space with a glass cupola skylight tiled flooring and a great view onto the garden through the bi-fold doors. There is a storage cupboard and access to further rooms.

INNER HALL: With engineered wood flooring, window to rear and door to storeroom with useful fitted shelving. Door with Suffolk latch to:

SITTING ROOM: 4.39m x 3.67m (14' 5" x 12' 0") An attractive room enjoying a dual aspect with modern double glazed sash windows to front and side, engineered wood flooring throughout and a central red brick fireplace with hearth, surround and oak mantle over with inset double doored wood burning stove.

UTILITY ROOM: 4.51m x 2.81m (14' 7" x 9' 2") A modern extension base unit and inset one and half bowl sink and drainer, worktop with space under for additional appliances and plumbing for washing machine, part vaulted ceiling with skylight windows, cushion flooring, stable style door to side and door to:

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SHOWER ROOM: Fitted with ceramic WC, vanity unit with inset hand basin and mixer tap and tiled enclosure with glass screen and mixer shower with twin heads. Wall mounted heated towel rail, cushion flooring and sky light window.

STUDY: 1.90m x 1.60m (6' 2" x 5' 2" maximum internal measurement) With wood effect flooring, fitted shelving and double-glazed modern sash window to side.

First floor

LANDING: With exposed timbers and studwork and feature red brick wall. Hatch to loft and door to linen cupboard housing water cylinder with useful shelving above.

MASTER BEDROOM: 4.42m x 2.68m (14' 6" x 8' 9") Enjoying a dual aspect with double glazed modern sash windows to front and side, stripped wooden flooring.

BEDROOM 2: 3.85m x 2.24m (12' 8" x 7' 3") Raised ceiling height, double glazed modern sash window to rear overlooking the gardens and allotment land beyond.

BEDROOM 3: 3.88m x 2.03m (12' 8" x 7' 4") With raised ceiling heights and double-glazed modern sash window to front.

FAMILY BATHROOM: Partly tiled and fitted with high level WC, twin wash hand basins with mirrors above, free standing claw foot slipper bath and fully tiled shower unit with attachment over and glass screen. Double glazed modern sash window to rear.

Outside

The property is situated on The Street, Assington and approached via a gravel area of off-street parking, set adjacent to the property, providing parking for several vehicles. Wrought iron railings are situated to the front of the property, bordering a low maintenance area of garden.

The gardens are an outstanding feature of the property, well placed to enjoy the midday/afternoon sunshine. A rear terrace providing an ideal setting for entertaining with direct access to a rear store housing an oil-fired Grant boiler.

The gardens are split into distinct sections with a central area of lawn bordered by low level flower beds, and a variety of trees to rear including a mature Holly and an apple tree. and fenced border. There are raised-beds allowing for a vegetable garden.

A further notable feature is the summerhouse measuring 5.26m x 3.76m (17'2" x 12'3") with power and lighting connected, windows to front and sides and opening onto a further terrace. There is a further timber garden shed with window to front and double doors. The oil tank sits behind a fenced screen and there is exterior lighting. A gate gives direct access to the parking area.

SERVICES: Mains water and electricity are connected, private drainage. Oil fired heating to radiators. None of these services have been tested by the agent.

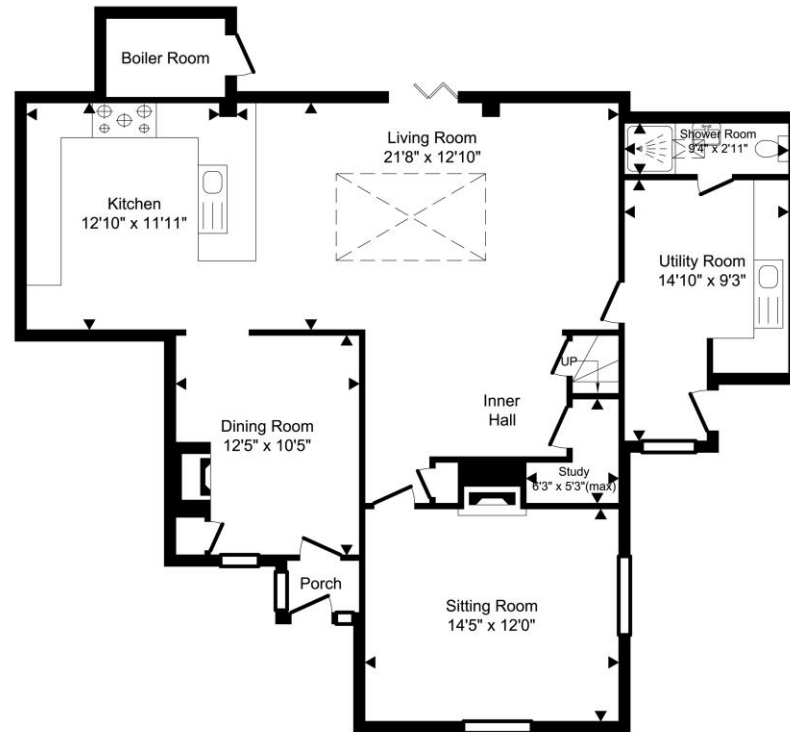
EPC RATING: BAND TBC. A copy of the energy performance certificate is available on request.

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

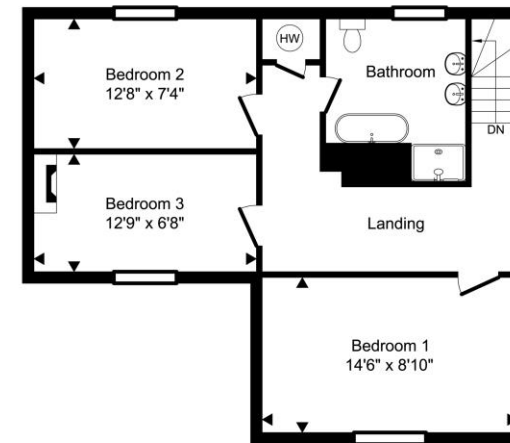
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Ground Floor
Approximate Floor Area
1092.32 sq. ft.
(101.48 sq. m)



First Floor
Approximate Floor Area
525.92 sq. ft.
(48.86 sq. m)

TOTAL APPROX. FLOOR AREA 1618.24 SQ.FT. (150.34 SQ.M.)

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