



**White Cottages,  
Pentlow, Suffolk**

**DAVID  
BURR**



# White Cottages, School Road, Pentlow, Sudbury, Suffolk CO10 7JR

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

This charming semi-detached cottage is situated in a quiet village location enjoying views over adjacent countryside. The property, which was formerly four cottages offers spacious living accommodation with the added benefit of enclosed rear gardens, off-road parking and a double garage.

## A substantial semi-detached cottage with garage and parking in a popular village location.

Entrance into:

**DRAWING ROOM** A light double aspect room with a wood burning stove.

**SITTING ROOM** A delightful room featuring a large picture window overlooking the rear garden.

**DINING ROOM** Another spacious double aspect room with stairs rising to the first floor with a cupboard under.

**KITCHEN/BREAKFAST ROOM** Fitted with a bespoke range of shaker units under granite and wooden worktops with a butler's sink inset. Appliances include a double oven Aga with dual hotplates, integrated fridge and drinks cooler, plumbing for a washing machine and dishwasher whilst there is also pamment tiled flooring, a shelved pantry cupboard and door leading to the rear.

**SHOWER ROOM** With WC, wash basin, tiled shower cubicle, cupboard housing the boiler and a heated towel rail.

### First Floor

**LANDING** Leads to:

**BEDROOM 1** A light double aspect room enjoying lovely views to the rear and 'his' and 'hers' wardrobes.

**BEDROOM 2** With outlook to the front and storage cupboard.

**BEDROOM 3** With outlook to the front and storage cupboard.

**BEDROOM 4** Outlook to the front.

**BATHROOM** Fitted with a wash basin and panelled bath with shower over.

**CLOAKROOM** With WC.

### Outside

The property sits behind a pretty front garden with mature shrub beds and borders. To the rear is an extensive gravel driveway leading onto a paved parking area in turn leading to the **DOUBLE GARAGE** with light and power connected. The rear gardens are predominantly lawned and feature various paved dining areas, a covered loggia ideal for outdoor entertaining and mature beds and borders and a Summer House.

**TENURE:** Freehold.

**SERVICES:** Septic tank, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

# White Cottages, School Road, Pentlow, Sudbury, Suffolk CO10 7JR

**LOCAL AUTHORITY:** Braintree District Council. Council Tax Band:E.  
£2,473.96 per annum.

**EPC RATING:** D.

**WHAT THREE WORDS DIRECTIONS:** reports, scrap, ghost.

**VIEWING:** Strictly by prior appointment 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)



