



83 Queens Road,  
Sudbury, Suffolk

DAVID  
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# 83 QUEENS ROAD, SUDBURY, SUFFOLK, CO10 1PQ

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 four-bedroom Victorian house with converted studio/cellar, two reception rooms, kitchen/breakfast room within close proximity to meadow walks and town amenities.

## A charming four-bedroom Victorian town house.

**ENTRANCE HALL:** An inviting space with stairs leading to first floor and doors leading to:-

**SITTING ROOM: 14'9" x 10'1"** (4.50m x 3.07m) An elegant room with large bay window overlooking the front garden, your attention is immediately drawn to the charming soft red brick fireplace with coal effect gas burning stove and useful alcove shelving.

**DINING ROOM: 12'8" x 10'10"** (3.86m x 3.30m) A double-glazed leaded window provides views over the rear garden with pretty Victorian style cast iron fireplace and solid wooden door leading to:-

**KITCHEN/BREAKFAST ROOM: 16'7" x 8'8"** (5.05m x 2.64m) The kitchen is fitted with a wide range of shaker style cupboards with a thick beech worktop, matching return and attractive tile splashback. Integrated appliances include a one-and-a-half composite sink with mixer tap, one-and-a-half eye-level oven, gas hob with extractor below with stable door providing access to rear garden. Solid wooden door leading to:-

**GARDEN ROOM: 7'8" x 7'3"** (2.34m x 2.21m) A light room offering panoramic views over the rear garden with doors leading to rear terrace seating area.

**BOOT ROOM/CLOAKROOM:** Space for shoes and coats with door leading to the cloakroom fitted with a close coupled WC.

**CELLAR/STUDIO: 13'6" x 7'8"** (4.11m x 2.34m) A solid wooden door from the kitchen brings you to this room which is currently utilised as a music studio with frosted glass window to the rear, lighting, power and generous ceiling height.

### First Floor

**LANDING:** Solid wooden doors leading to:-

**BEDROOM 1: 12'8" x 8'10"** (3.86m x 2.69m) Window offering views over the rear garden with Victorian style fireplace with cast iron grate and detailed surround with useful alcoves for bedroom furniture.

**BEDROOM 2: 8'8" x 7'1"** (2.64m x 2.16m) Leaded glass window providing views over the rear garden roofscape and countryside beyond.

**BEDROOM 3: 8'7" x 8'1"** (2.62m x 2.46m) A generous third bedroom with views over the front garden.

**BEDROOM 4/DRESSING ROOM: 12'4" x 4'7"** (3.76m x 1.40m) This room is currently utilised as a nursery with views to the front.

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**Bedrooms 3 and 4 were once the master bedroom and could be easily renewed with the removal of the stud wall dividing the two which would then provide a master bedroom measuring 12'6" x 12'4" x (3.81m x 3.76m) and would then also incorporate a Victorian fireplace.**

**SHOWER ROOM:** Double-width built-in shower with shower screen, overhead shower with attractive tile surround and wash hand basin with vanity unit.

**CLOAKROOM:** Close coupled WC.

## Outside

The front garden has been landscaped for low maintenance with a picket fence front boundary and footpath leading to front door finished with a high-quality artificial lawn with space for potted plants. To the immediate rear of the property is a terrace seating area to enjoy the garden from with the rest of the garden being predominantly laid to lawn with a high-quality artificial alternative with useful **storage shed** found to the rear and further terrace seating area providing a great space for entertaining.

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

**EPC RATING:** Band 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).

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**WHAT3WORDS:** ///ticket.important.clash

**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.

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