



DAVID  
BURR

**5 Kings Meadow,  
Sudbury, Suffolk**



# 5 KINGS MEADOW, SUDBURY, SUFFOLK, CO10 0HP

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 spacious six bedroom, three bathroom detached house that occupies a corner plot within close proximity to meadow walks and town amenities. The property offers flexible living to suite a range of lifestyles with the option of annexe accommodation or home office. **NO ONWARD CHAIN.**

## A six bedroom detached house with garden and parking close to town amenities.

**ENTRANCE HALL: 12'11" x 11'4"** (3.94m x 3.45m) An inviting central room with useful cupboard for shoes and coats as well as space for other furniture with staircase leading to first floor and glass panel doors leading to:-

**DRAWING ROOM: 23'7" x 12'9"** (7.19m x 3.89m) A particularly elegant room with your attention immediately drawn to the coal effect gas fire with detailed stone surround and stone hearth with two large windows overlooking the front garden filling this room with natural light.

**KITCHEN/DINING ROOM: 25'6" x 9'9"** (7.77m x 2.97m) This room is split into two distinct areas with a dividing archway, sliding door leading to garden room and glass casement door leading to rear terrace. The kitchen is fitted with a wide range of matching wooden cupboards with a thick stone effect worktop, tiled splashback and integrated one-and-a-half sink with mixer tap and drainer unit, ceramic hob with extractor above, oven and space for dishwasher, washing machine and tumble dryer.

**GARDEN ROOM: 16'11" x 8'10"** (5.16m x 2.69m) A charming addition to the house accessed off the kitchen/dining room via sliding doors. This room offers panoramic views over the rear garden with sliding doors leading to rear garden terrace with central heating allowing for use all year round.

**STUDY: 9'8" x 6'9"** (2.95m x 2.06m) Accessed off the entrance hall this room has space for a range of useful storage and shelving units with pretty views over the rear garden.

**PANTRY:** Accessed off the kitchen, this is a wonderfully cool room with space for a fridge and freezer and further cupboards for storage. Glass panel door leading to:-

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC and pedestal wash hand basin with useful linen cupboard.

**BEDROOM 6/SITTING ROOM: 17'0" x 16'0"** (5.18m x 4.88m) Accessed off the entrance hall this is a wonderfully light double aspect room with French doors leading to rear terrace and built-in double cupboard. Previously this has been utilised as a downstairs bedroom being serviced by the neighbouring wet room with its own private access to the rear garden this could be used as an annexe.

**WET ROOM:** Close coupled WC, wash hand basin with vanity unit and mixer tap with wet room area beyond with overhead shower, shower screen and attractive tile surround.

### First Floor

**LANDING:** Airing cupboard with shelving and doors leading to:-

**MASTER BEDROOM: 17'3" x 12'11"** (5.26m x 3.94m) Stretching from front to back, this room is full of natural light with views over both the front

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and rear garden as well as two double built-in walk-in wardrobes providing ample storage with door leading to:-

**DRESSING ROOM: 7'6" x 6'7"** (2.29m x 2.01m) Window overlooking the front garden with space for dresser, full-height mirror and door leading to:-

**EN-SUITE: 10'2" x 7'5"** (3.10m x 2.26m) A three-piece suite consisting of a large panel bath with mixer tap and handheld shower, WC, wash hand basin with vanity unit, double walk-in shower cubicle with overhead shower and shower screen and heated towel rail.

**BEDROOM 2: 12'9" x 12'7"** (3.89m x 3.84m) A generous double bedroom with pretty views over the front garden and space for other bedroom furniture.

**BEDROOM 3: 12'6" x 9'9"** (3.81m x 2.97m) A wonderfully light room with charming views over the rear garden and double built-in wardrobe.

**BEDROOM 4: 12'7" x 9'9"** (3.84m x 2.97m) A large L-shaped room with useful alcoves for bedroom furniture and views over rear garden.

**BEDROOM 5: 16'0" x 10'9"** (4.88m x 3.28m) This bedroom is currently utilised as a first floor sitting room as it is a through room leading to the master with double built-in wardrobe and views over the front garden and street scenes beyond. This room could easily be partitioned into two parts creating a generous double bedroom and corridor leading to master suite.

**BATHROOM: 9'0" x 6'6"** (2.74m x 1.98m) Pedestal wash hand basin, close coupled WC and large panel bath.

## Outside

A part block paved driveway provides ample **OFF-ROAD PARKING** to the front with the rest of the garden being predominantly laid to lawn with well-stocked borders offering seasonal colour as well as a range of shrubs, hedges and mature trees.

To the immediate rear of the property is a landscaped terrace seating area with a pond that attracts wildlife and is fenced in. This is a great space for entertaining and to enjoy the generous westerly facing garden from. The rest of the garden is predominantly laid to lawn with well established borders offering seasonal colour, shrubs and trees with useful storage shed and side access.

**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 C – 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:** F.

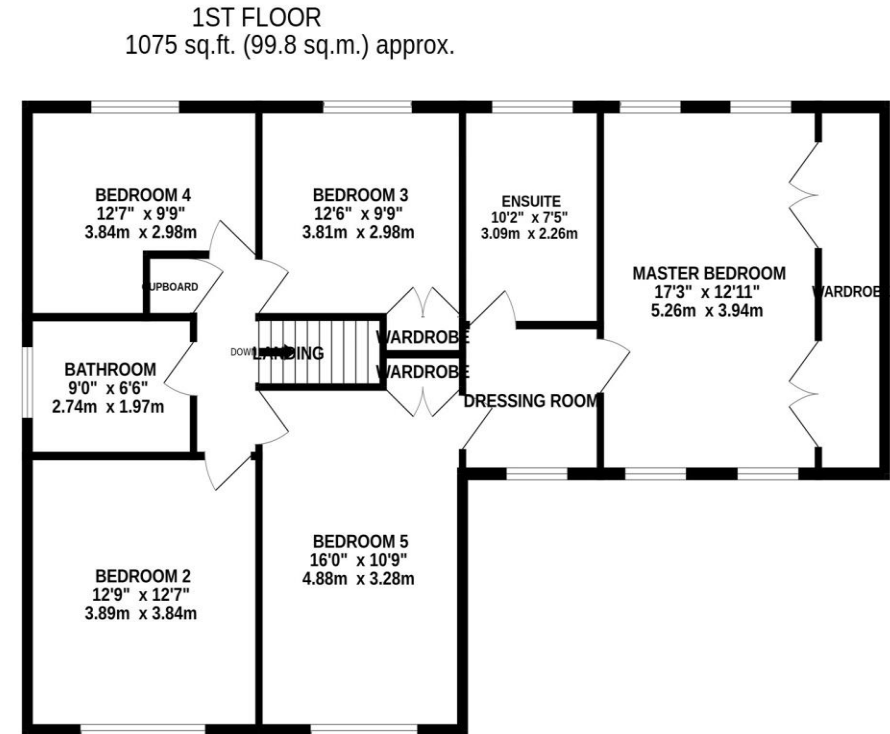
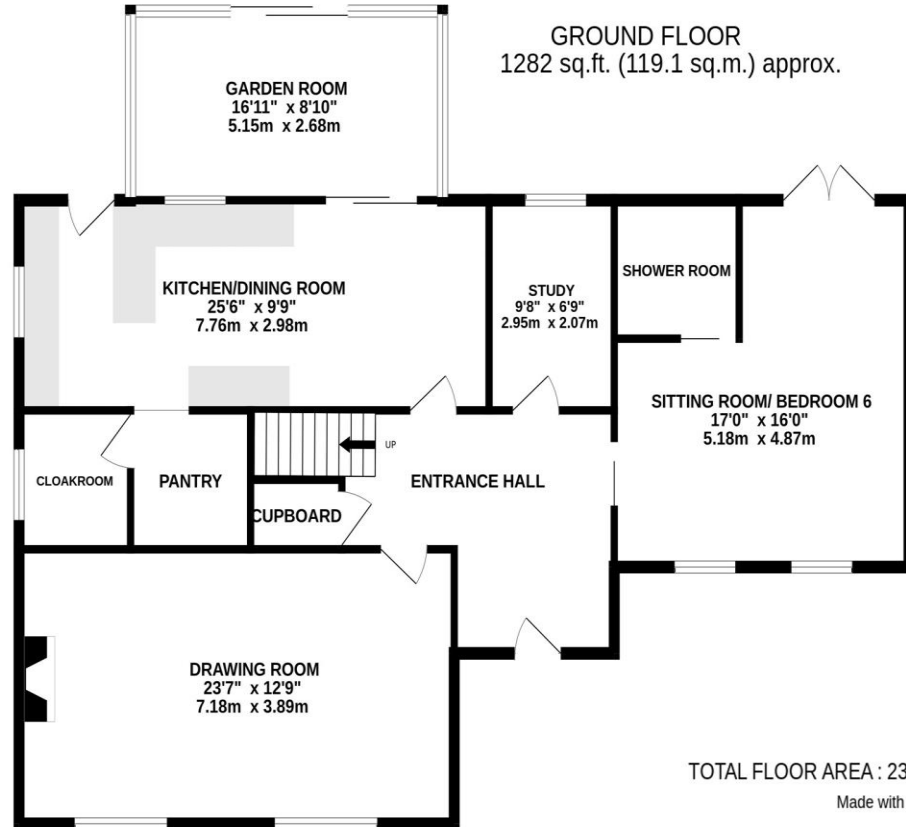
**TENURE:** Freehold.

**WHAT3WORDS:** ///woes.dumpy.slyly

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

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