



**Knavesacre, Abbey Road,
Sudbury, Suffolk**

**DAVID
BURR**



KNAVESACRE, ABBEY ROAD, SUDBURY, SUFFOLK, CO10 1LA

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 substantial detached house situated in a highly desirable location within short walking distance of both the water meadows and town amenities. The property occupies a secluded location on a private cul-de-sac and contains light, well-balanced accommodation over two levels. The property itself dates back to the 1950s originally with significant remodelling and extension carried out in 2007. On the ground floor is a sitting room, dining/living room, study and garden room together with a kitchen/breakfast room, utility and cloakroom. Upstairs, five bedrooms are served by three bathrooms (two en-suite) with a dressing room to the master. There is the further benefit of ample off-street parking, an integral double garage which offers the potential for conversion into further accommodation (subject to any necessary consents) and a wraparound garden with stone paved terracing and an attractive expanse of lawn.

A substantial detached five-bedroom house on an exclusive cul-de-sac in a superb location close to the town amenities and the water meadows.

Front door leading to:-

ENTRANCE HALL: With an attractive tiled floor and plenty of space for coats and shoes, staircase rising to first floor with original handrail and doors leading to:-

KITCHEN/BREAKFAST ROOM: With tiled flooring and containing a matching range of base and wall level solid wood units with worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side. Integrated appliances include a refrigerator and freezer, Bosch dishwasher and a Rangemaster cooker with five-ring gas hob and warming plate and Rangemaster extractor fan above. Plenty of space for a dining table and chairs adjacent to double doors opening onto the rear terrace.

DINING/LIVING ROOM: An impressive L-shaped reception room with vaulted ceiling in part, and a triple aspect allowing for plenty of natural light and with high-quality Karndean wood effect flooring. Room for a large dining table and chairs, plenty of space for seating and double doors on two sides opening onto the gardens. Further double doors lead to:-

SITTING ROOM: A further reception room with a continuation of wood effect Karndean flooring and a central fireplace with stone surround.

GARDEN ROOM: A high-quality addition completed in 2009 with tiled flooring, a range of windows, double doors opening onto the terrace and a vaulted ceiling.

STUDY: With a continuation of wood effect Karndean flooring and providing an ideal space to work from home with a view over the gardens.

UTILITY: Containing a further range of base and wall level units with worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side and space and plumbing for a washing machine. Door leading into the garage and to outside.

CLOAKROOM: Containing a WC and a pedestal wash hand basin.

First Floor

LANDING: With an airing cupboard and storage cupboard off, access to loft storage space and doors leading to:-

KNAVESACRE, ABBEY ROAD, SUDBURY, SUFFOLK, CO10 1LA

BEDROOM 1: A substantial principal suite with a dual aspect outlook over the gardens. Door leading to **DRESSING ROOM** with inset shelving and hanging rails with recessed storage and further door leading to:-

EN-SUITE: Containing a double ended bath with mixer tap over and tiled surround, newly-installed double-width shower with rainfall style showerhead, additional attachment below and a glass screen door. WC and a pedestal wash hand basin.

BEDROOM 2: A further double bedroom with both a double and single fitted wardrobe and door leading to:-

EN-SUITE: With polished tiled flooring, tiled shower cubicle, WC, vanity suite and heated towel rail.

BEDROOM 3: A double bedroom with a double fitted wardrobe with inset shelving and hanging rail.

BEDROOM 4: An ideal double guest bedroom with a fitted wardrobe.

BEDROOM 5: With a window overlooking the garden.

FAMILY BATHROOM: With polished tiled flooring and containing a double ended bath with a mixer tap over, WC and a wash hand basin.

Outside

The property is approached via an access which serves just a small number of properties and is owned by Knavesacre itself. The drive leads onto a brick paved driveway which provides plenty of **OFF-ROAD PARKING** for numerous vehicles and in turn leads onto a:-

DOUBLE GARAGE: With twin electrically operated up-and-over doors, power and light connected and a door leading into the utility.

The property's gardens surround the house and include a stone paved terrace to the rear which provides a sunny area of seating adjacent to the garden room and low maintenance well-established beds. There is the further benefit of plenty of external lighting, power sockets and a water tap. An expanse of lawn sits to the front and side of the property and contains an elevated stone paved terrace.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Electric underfloor heating to the garden room. **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: G

TENURE: Freehold

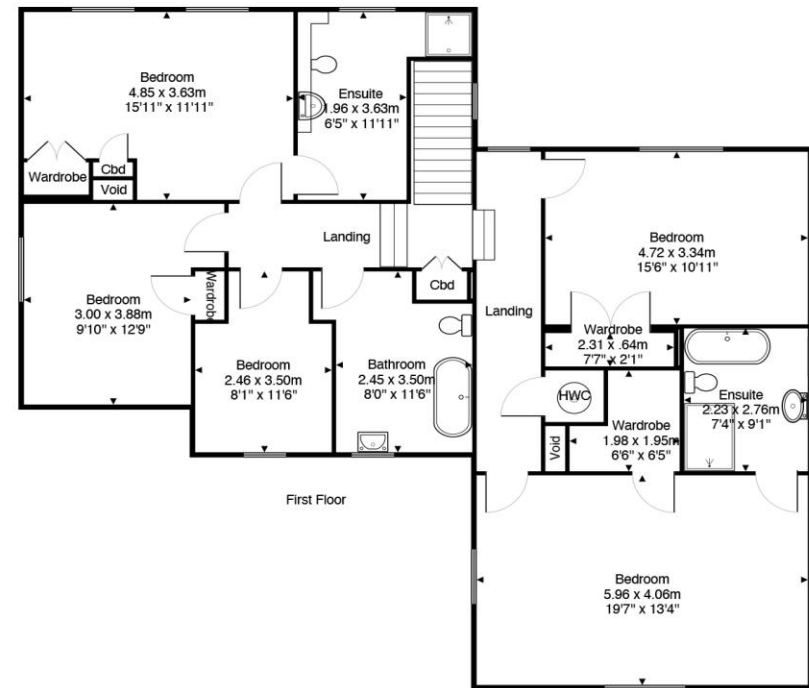
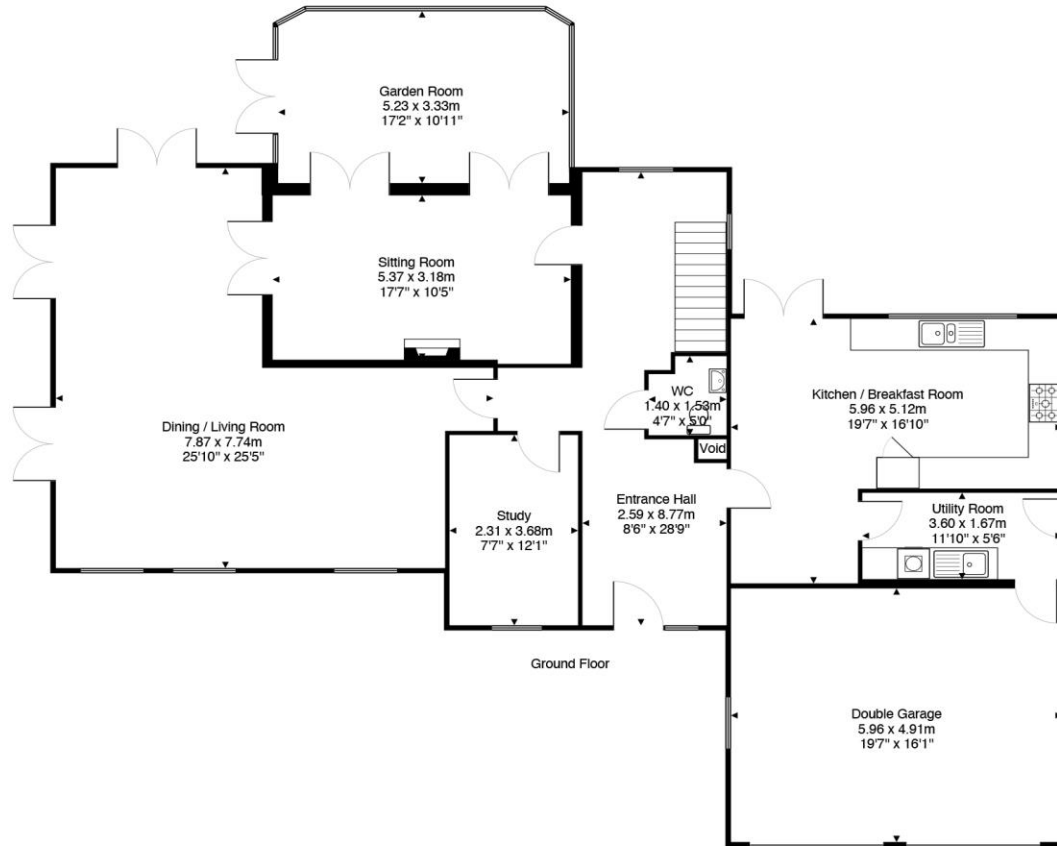
CONSTRUCTION TYPE: Brick and block

WHAT3WORDS: slippery.taller.keep

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.

KNAVESACRE, ABBEY ROAD, SUDBURY, SUFFOLK, CO10 1LA



Total Area: 301.7 m² ... 3247 ft² (excluding void)
 All measurements are approximate and for display purposes only.

