

DAVID BURR

6 Plough Lane, Sudbury, Suffolk









6 Plough Lane, Sudbury, Suffolk, CO10 2AU

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.

This charming cottage has been recently renovated by the current owners including a newly fitted kitchen/breakfast room, with wonderful nine-foot high ceilings to the main reception room and first floor, as well as open fireplace, exposed timbers, sash window and private rear garden. This property is being offered with no onward chain.

The Property

You are initially greeted by an incredibly spacious sitting room with high ceilings, open fire, stairs to first floor and understairs storage. This then leads onto an inner hall that doubles up as a utility room, with neighbouring three piece bathroom suite and airing cupboard. Beyond here and stretching across the back of the property, is a newly fitted shaker style kitchen that is particularly well serviced, with casement window overlooking the rear garden, space for a dining table and casement door leading onto the rear terrace.

To the first floor, there are two generous bedrooms again, with wonderful ceiling heights and large sash windows filling the property with natural light.

Outside

To the rear of the property is an initial shingle terrace leading up to a raised expanse of lawn, where you will find a further terraced seating area.

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

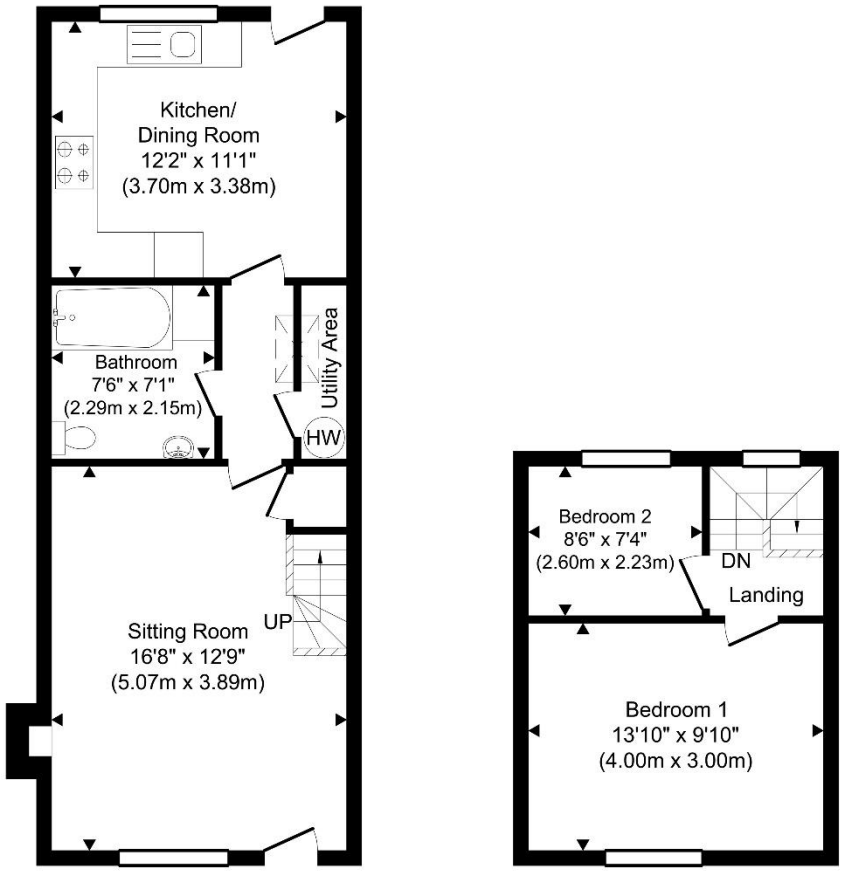
EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: B.

VIEWING: Strictly by prior appointment only through DAVID BURR.

6 Plough Lane, Sudbury, Suffolk, CO10 2AU



Ground Floor
Approximate Floor Area
459.29 sq. ft.
(42.67 sq. m)

First Floor
Approximate Floor Area
212.26 sq. ft.
(19.72 sq. m)

TOTAL APPROX. FLOOR AREA 671.56 SQ.FT. (62.39 SQ.M.)

Produced by www.chevronphotography.co.uk © 2026







