

DAVID BURR

46 Girling Street, Sudbury, Suffolk









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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 four double bedroom detached Victorian town house has been tastefully renovated by the current owners and extended and retains many period features, enjoying light and spacious accommodation, with landscaped grounds. Within touching distance of the wonderful market town amenities Sudbury has to offer.

The Property

You are initially greeted by a welcoming entrance hall with staircase leading to first floor and stained glass door leading out to the rear terrace. This is a central hallway with all rooms leading off, accessed via a glass panel door from the front, with original panel doors leading off. To the ground floor there are three reception rooms with generous ceiling heights and pine floorboards throughout; the first being a large sitting room with bay fronted window overlooking the front garden, an attractive fireplace with moulded surround and alcove cupboard. A snug sitting room is beyond here, with Victorian fireplace, original alcove cupboard and sash window overlooking the side garden.

The third reception room you come to is a dining room, again with a large bay window overlooking the front garden. This room has an inset wood burner, with a marble surround and a wide opening leading onto the kitchen/breakfast room. The kitchen/breakfast room is a more recent addition added by the current owners. This is a wonderfully light triple aspect room which is part vaulted, with some free-standing kitchen units, and a floor to ceiling fitted double door pantry cupboard. French doors lead out to the rear terrace. In addition to the kitchen, is a further utility/boot room, with fitted joinery for shoes and coats, stainless steel sink, solid wooden worktop with space for washing machine and tumble dryer under and views over the rear garden. Beyond this is a recently fitted, downstairs shower room. A door under the stairs, leads down to the cellar which runs under the rear entrance hall and snug. This room offers generous ceiling height and useful storage, with a window to the rear bringing in natural light.

To the first floor are four spacious double bedrooms, each enjoying generous ceiling heights, pine floorboards and sash windows offering individual views, with bespoke fitted alcove wardrobes to both the master and second bedroom, either side of the feature Victorian fireplaces. These rooms are serviced by a tastefully remodelled four piece family bathroom including a roll top bath, large walk-in shower, wash hand basin and WC, with traditional style fittings and large linen cupboard, housing the recently fitted boiler and hot water tank.

Outside

To the front of the property is a large shingled driveway and turning space providing ample off-road parking leading onto a storage shed. Beyond here, is a gate and shingle footpath leading to the front door, with wide expanses of lawn, well-stocked borders, as well as a number of specimen trees and hedges providing this charming town house with seclusion; in all, a generous sized garden for such a central location. The shingle footpath that leads you to the front door, continues round to either side of the property, passing a mature wisteria that picture frames the front elevation, with a wide expanse of lawn to the side leading round to a private rear terrace. This rear terrace has a wonderful

backdrop of a Suffolk white brick wall, finished with a Suffolk red brick flooring with a veranda above, lighting and outdoor power sockets, outdoor sink, workshop and shed.

Agent's notes

The property has undergone a full renovation under the current ownership with services being upgraded, grounds landscaped and the addition of the kitchen/ breakfast room extension. Some of the kitchen units are free-standing and are not part of the sale.

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 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: D

WHAT3WORDS: commented.circulate.kebabs

VIEWING: Strictly by prior appointment only through DAVID BURR.

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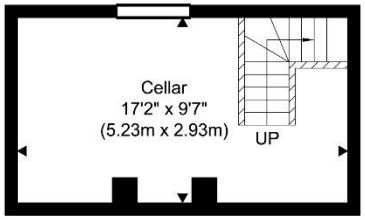
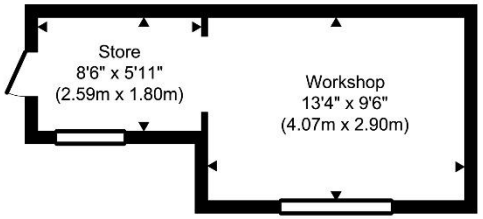
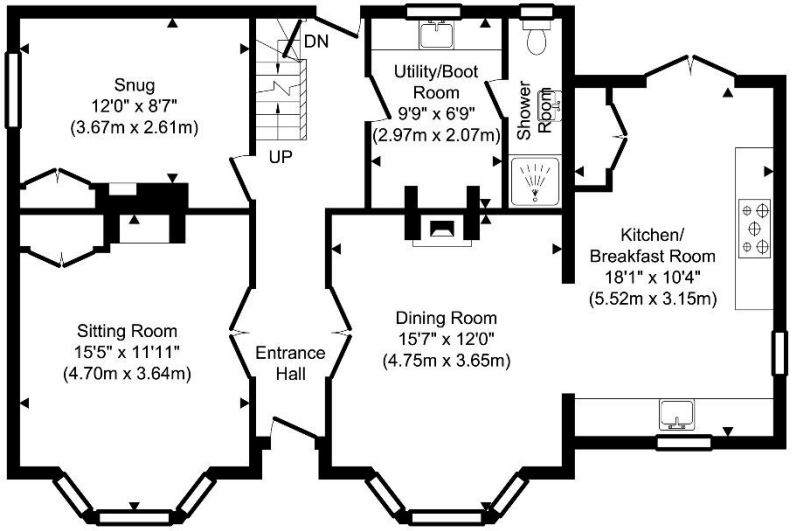


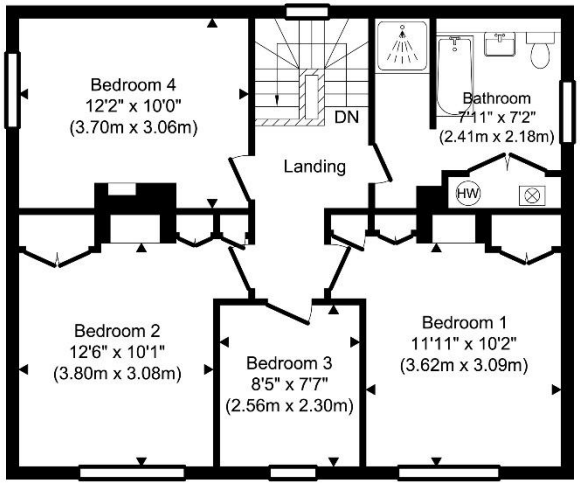
Cellar
Approximate Floor Area
164.90 sq. ft.
(15.32 sq. m)



Outbuilding
Approximate Floor Area
182.34 sq. ft.
(16.64 sq. m)



Ground Floor
Approximate Floor Area
877.15 sq. ft.
(81.49 sq. m)



First Floor
Approximate Floor Area
656.38 sq. ft.
(60.98 sq. m)

TOTAL APPROX. FLOOR AREA 1877.54 SQ.FT. (174.43 SQ.M.)

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