

42 Alder Way, Sudbury, Suffolk

DAVID BURR









42 Alder Way, Sudbury, Suffolk, CO10 1BH

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 beautifully presented three/four bedroom detached house occupying an excellent position on a highly regarded development with a large greensward to the front, a low maintenance garden with a home office/studio, double garage and ample off-street parking.

Accommodation

The property has benefited from a comprehensive programme of improvement and upgrades during the current owners' tenure to create elegant, contemporary accommodation well suited to modern living. The entrance hall is panelled at half height and benefits from a ground floor cloakroom off and a cupboard for coats and shoes. There is a nicely proportioned study providing an ideal area to work from home. The sitting room measures approximately 17ft in length and benefits from a dual aspect, and therefore plenty of natural light. There is ample room for seating arranged around a central gas fireplace with high quality display shelving and storage cupboards to each side.

The kitchen contains a matching range of base and wall level units with quartz work surfaces and end plinths which incorporate an induction hob with extraction above and a stainless steel sink with mixer tap over. Integrated appliances include a double electric coven, a dishwasher and a fridge/freezer. To one end is a dining area with plenty of room for a table and chairs and a triple aspect outlook with double doors opening onto terracing.

Upstairs has been cleverley configured to provide three luxurious bedrooms. A fourth bedroom has been repurposed as a dressing room but could very simply be reconfigured back into a functional fourth bedroom if preferred. The principal bedroom contains a luxurious en-suite shower room with a mainly tiled finish, double-width shower, W.C., wash hand basin and a heated towel rail. The dressing room contains a run of floor-to-ceiling fitted wardrobes as well as a dressing table. The family bathroom contains a bath with shower over, W.C., wash hand basin and chrome heated towel rail and is also mainly tiled throughout.

Outside

The property benefits from a front garden enclosed by hedging with box balls lining a pathway up to the front door and shingle terraces enjoying the view over the greensward to the front. A private driveway provides off-street parking for numerous vehicles and leads up to a brick built double garage with power and light connected. The garden has been attractively designed with low-maintenance in mind. Stone paving runs throughout with well-stocked beds and fencing/trellising. Of particular note is the high quality studio/outbuilding which can serve a variety of uses including as a home gym, artist's studio, for storage or a space to work from home.

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

EPC RATING: Band B – 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: E

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: ///pocketed.relay.sends

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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FLOORPLAN TO BE APPENDED







