

DAVID
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Coming Shortly

Contact 01787 883144
for more information

DAVID
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**23 Woodhall Close,
Sudbury, Suffolk**

23 WOODHALL CLOSE, SUDBURY, SUFFOLK, CO10 1PD

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 beautifully presented three/four-bedroom house has been extended and refurbished throughout to create spacious open-plan family living to the ground floor with generous size bedrooms, family bathroom and en-suite to the first floor. This property is being offered with **NO ONWARD CHAIN**.

A well-presented refurbished three/four-bedroom house with garden and off-road parking.

Stairs leading to first floor and opening leading to:-

SITTING ROOM: 20'7" > 17'3" x 13'2" (6.27m > 5.26m x 4.01m)

Large window to front, stone built fireplace with inset log burner, slate effect tile floor and opening leading to:-

KITCHEN/DINING ROOM: 21'9" x 17'2" > 12'9" (6.63m x 5.23m > 3.89m) A large sociable space with glass bi-fold doors leading to rear garden terrace with pretty views over the rear garden beyond. The modern fitted kitchen contains an oak worktop, integrated one-and-a-half sink with mixer tap, oven, gas hob with extractor above, dishwasher and large larder style cupboards.

CLOAKROOM: Close coupled WC and sink with vanity unit and mixer tap with door leading to **UTILITY CUPBOARD** offering space for washing machine and shelving.

First Floor

LANDING: Door leading to:-

MASTER BEDROOM: 12'11" x 9'8" (3.94m x 2.95m) Part of the recent extension, this is a vaulted room with large window overlooking the

rear garden with space for a double bed and other bedroom furniture with door leading to:-

EN-SUITE: A three-piece suite consisting of a pedestal wash hand basin, close coupled WC, double walk-in shower with attractive tile surround.

BEDROOM 2: 12'3" x 11'2" (3.73m x 3.40m) A generous second bedroom with triple built-in wardrobe with hanging rail and shelving, large window to the front offering roof scape views of Sudbury as well as meadow views in the distance.

BEDROOM 3: 10'0" x 8'0" (3.05m x 2.44m) A generous third bedroom finished with a pine floor similar to bedroom 2 with views to the front.

BEDROOM 4: 11'0" > 6'9" x 9'3" (3.35m > 2.06m x 2.82m) A spacious fourth bedroom with views over the rear garden.

FAMILY BATHROOM: Three-piece suite consisting of a close coupled WC, pedestal wash hand basin, large panel bath with overhead shower, shower screen and attractive metro tile surround with matching splashback to sink.

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Outside

To the front you will find a shingle driveway providing ample **OFF-ROAD PARKING** with side access walkway leading to the rear garden.

To the immediate rear of the property, accessed via bifold doors from the kitchen/dining room, you will find a sunken paved seating area which is a great space for entertaining and for alfresco dining with steps leading to a raised lawn area.

AGENTS NOTE

The cloakroom, en-suite, rear terrace and front decoration is to be completed.

There is a right of way to the side of the property.

SERVICES: Main water and drainage. Main electricity. Gas fired heating. **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

TENURE: Freehold

WHAT3WORDS: <https://what3words.com/dictation.downturn.trucked>

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.



