



**8 Alder Way,  
Sudbury, Suffolk.**

**DAVID  
BURR**





# 8 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.

This beautifully presented four-bedroom detached home offers spacious accommodation across two floors with en-suite to the master bedroom and pretty views over the green to the front. Unusual for a modern property, this family home enjoys ample off-road parking with a large detached double garage and private walled rear garden.

## A four-bedroom detached home with ample off-road parking, detached double garage and garden.

**ENTRANCE HALL:** An inviting space with storage cupboard and room for shoes and coats with stairs leading to the first floor and doors leading to:-

**SITTING ROOM:** 17'0" x 10'10" (5.18m x 3.30m) A light double aspect room with pretty views over the front garden and green beyond. With French glass doors offering access to a terraced seating area.

**KITCHEN/DINING ROOM:** 19'3" x 14'6" (5.87m x 4.42m) This is a fantastic space for entertaining divided into two distinct areas by a large breakfast bar. The kitchen is fitted with a wide range of matching cupboards at eye and base level and is finished with a contemporary worktop that incorporates a one-and-a-half sink with mixer tap and drainer unit, double oven, gas hob and dishwasher. There is further space for a large American style fridge/freezer and washing machine. French doors leading to rear garden terrace.

**STUDY:** A generous size room with pretty views over the front garden and green beyond.

**CLOAKROOM:** WC and wash hand basin with attractive tiled surround.

### First Floor

**LANDING:** Large airing cupboard and doors leading to:-

**MASTER BEDROOM:** 11'1" x 9'9" (3.38m x 2.97m) Pretty views over the rear walled garden with two double built-in wardrobes with hanging rail and shelving and mirror fronted.

**EN-SUITE:** WC, wash hand basin, double shower cubicle and heated towel rail. All finished with a half-height attractive tiled surround.

**BEDROOM 2:** 11'7" x 10'4" (3.53m x 3.15m) A generous second bedroom with views over the rear garden.

**BEDROOM 3:** 10'1" x 7'11" (3.07m x 2.41m) A spacious room with views over the green to the front.

**BEDROOM 4:** 9'5" x 9'0" (2.87m x 2.74m) Views over the green to the front.

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**BATHROOM:** Finished with an attractive tiled surround with a suite that consists of a wash hand basin, WC, bath with overhead shower and shower screen and heated towel rail.

## Outside

To the front of the property you will find a post-and-rail boundary with the rest of the garden being laid to lawn with attractive well-established shrub borders with paved footpath leading to the front door. To the side of the property you will find a tarmac drive offering ample **OFF-ROAD PARKING** and providing access to a large:-

**DOUBLE GARAGE: 20'4" x 19'10"** (6.20m x 6.05m) With double electric up-and-over doors, storage space above with room for a workbench and service door leading to the rear garden.

The rear garden is incredibly private with a walled boundary being mainly laid to lawn with a large terrace seating area for entertaining and alfresco dining.

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

## AGENT'S NOTES

There is an annual maintenance charge of approximately £370.

**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.

**WHAT3WORDS:** ///calibrate.spoons.extremely

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. **Speed:** up to 1000 mbps download, up to 900 mbps upload

**Phone signal:** Yes – EE, Three, O2, Vodafone.

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**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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Outside  
Approximate Floor Area  
403.75 sq. ft.  
(37.51 sq. m)

Ground Floor  
Approximate Floor Area  
597.28 sq. ft.  
(55.49 sq. m)

First Floor  
Approximate Floor Area  
597.28 sq. ft.  
(55.49 sq. m)

TOTAL APPROX. FLOOR AREA 1598.33 SQ.FT. (148.49 SQ.M.)  
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