



DAVID
BURR

1 Nonsuch Meadow,
Sudbury, Suffolk



1 NONSUCH MEADOW, SUDBURY, SUFFOLK, CO10 2FJ

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 spacious three double bedroom (each with triple built-in wardrobes) house situated in the heart of the town within comfortable walking distance of both amenities and meadow walks. To the ground floor are two good size reception rooms as well as a kitchen/dining room, utility, study and shower room with family bathroom and dressing room found to the first floor. To the rear of the property is a private terraced garden with parking and garaging found beyond. This property is being offered with **NO ONWARD CHAIN**.

A semi-detached three-bedroom house with garden, off-road parking and garage.

ENTRANCE HALL: A light inviting area with space for dresser, stairs leading to first floor and opening to:-

STUDY HALL: 8'4" x 7'10" (2.54m x 2.39m) With useful alcove for a desk and chair with opening leading to:-

SITTING ROOM: 14'2" x 13'5" (4.32m x 4.09m) A particularly spacious room with glass doors leading to the garden room with views over the garden beyond. Opening to:-

KITCHEN/DINING ROOM: 21'8" x 10'1" (6.60m x 3.07m) Split into two distinct areas with initial dining space with glass doors providing views over the garden with ceramic tiled floor leading through to the kitchen. The kitchen has been fitted with a wide range of contemporary units finished with a thick granite-effect worktop incorporating a one-and-a-half composite sink with mixer tap and drainer, ceramic hob with extractor over, eye level oven with space for a large fridge/freezer. Beyond this is a utility room with space for a washing machine and other white goods with useful shelf storage.

GARDEN ROOM: 10'1" x 6'0" (3.07m x 1.83m) A wonderfully light room offering panoramic views over the rear garden with glass door leading to rear garden terrace.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with vanity unit and large walk-in shower with attractive tiled surround and heated towel rail.

UTILITY: 5'6" x 3'9" (1.68m x 1.14m) With space for washing machine and tumble dryer with useful shelving.

First Floor

LANDING: A Velux window provides natural light with useful alcove shelving unit providing storage with doors leading to:-

MASTER BEDROOM: 13'6" x 10'10" (4.11m x 3.30m) Triple built-in wardrobe provides useful hanging and shelving space with views over the rear garden and door leading to:-

DRESSING ROOM: 7'10" x 5'6" (2.39m x 1.68m) Neighbouring the bathroom, this room could be converted into an en-suite but is currently

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used as a dressing room with double built-in cupboard providing useful shelf storage.

BEDROOM 2: 11'2" x 10'0" (3.40m x 3.05m) A generous second bedroom with views over the rear garden and triple built-in wardrobe.

BEDROOM 3: 10'0" x 7'11" (3.05m x 2.41m) Triple built-in wardrobe and street scene views to the front.

BATHROOM: 7'9" x 5'0" (2.36m x 1.52m) A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with vanity unit, large panel bath with mixer tap and attractive tile surround.

Outside

To the front of the property is a block paved footpath and steps leading to front door with block paved drive and **GARAGE: 16'3" x 9'4"** (4.95m x 2.84m) found to the rear.

To the rear of the property is a part walled garden with initial terrace seating area with steps leading to an upper garden where you will find borders full of seasonal colour, trees, shrubs and hedging.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to 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: D

TENURE: Freehold

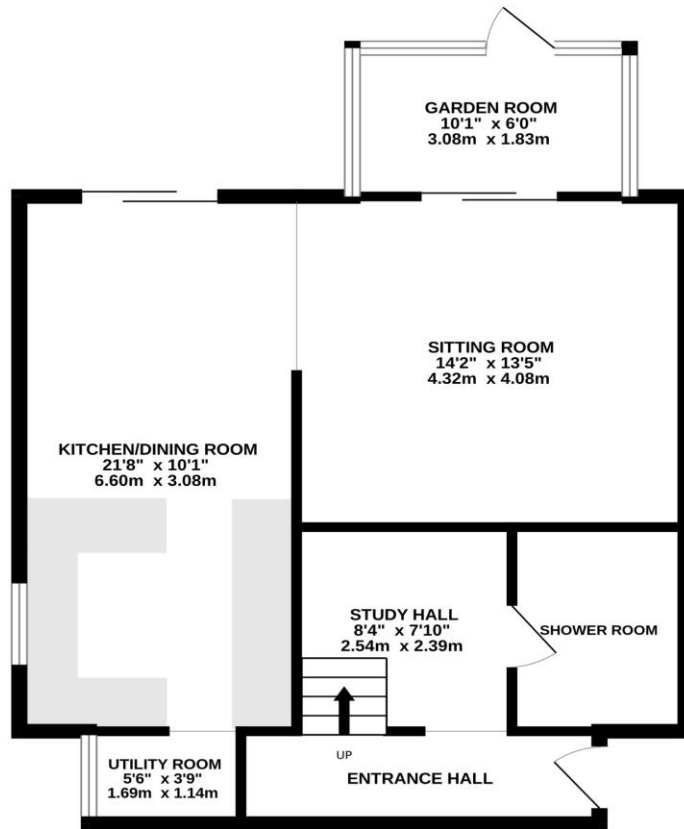
WHAT3WORDS: ///alley.mural.dust

VIEWING: Strictly by prior appointment only through DAVID BURR.

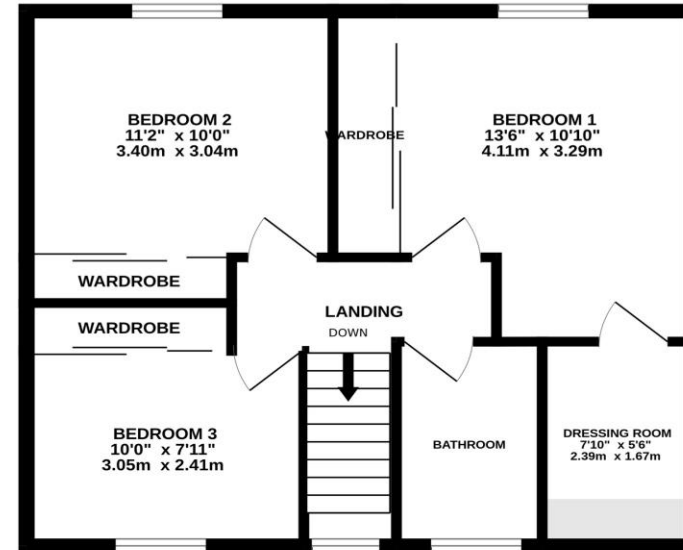
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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.
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