



DAVID
BURR

**Plot 1, 21 Landsdown Road
Sudbury, Suffolk**

PLOT 1, 21 LANDSDOWN ROAD, SUDBURY, SUFFOLK, CO10 2QG

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 unique link-detached three bedroom, three bathroom (two en-suite) chalet bungalow situated within convenient walking distance of town amenities. The property contains versatile accommodation over two levels including a particularly bright and well-proportioned kitchen/dining/living room and a ground floor bedroom and bathroom. There is the further benefit of private off-road parking and a carport.

A newly built three bedroom, three bathroom chalet bungalow.

ENTRANCE HALL: With vinyl wood effect flooring which continues throughout much of the ground floor. Staircase rising to first floor, useful double storage cupboard off and doors leading to:-

KITCHEN/DINING/LIVING ROOM: A particularly bright open plan room with twin skylights and floor to ceiling windows and double doors opening onto the garden. Continuation of vinyl wood effect flooring and plenty of room for both breakfast seating and living accommodation. A kitchen contains a matching range of base and wall level units with quartz effect work surfaces incorporating a Franke stainless steel sink and induction hob and extraction over. Integrated Bosch combination oven, refrigerator, freezer and a dishwasher.

BEDROOM 2: A double bedroom with a useful understairs storage cupboard, double wardrobe and outlook to the front. Door leading to:-

EN-SUITE: With vinyl wood effect flooring and containing a corner shower, W.C., wash hand basin with storage below and a chrome heated towel rail.

BEDROOM 3: A further double bedroom with an outlook to the rear.

BATHROOM: Containing a bath, W.C. and a wash hand basin with storage below and a chrome heated towel rail.

First Floor

MASTER BEDROOM: A double bedroom with an outlook over the rear garden, eaves storage cupboard off and door leading to:-

EN-SUITE: Containing a shower, W.C., wash hand basin and chrome heated towel rail. Skylight allowing for plenty of natural light.

Outside

To the front and side of the property is a private driveway providing **OFF-ROAD PARKING** for numerous vehicles which in turn leads on to a **CARPORT**.

To the rear of the property is a private enclosed garden which will be seeded and which also contains a rear terrace ideal for dining al-fresco.

Agent's notes

The property will have the benefit of a 10 year LABC build guarantee certificate.

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SERVICES: Main water and drainage. Main electricity connected. Electric heating with air source heat pump (ground floor underfloor heating with radiators on the first floor). **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band TBC – 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: TBC

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: trips.pickup.amid

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.

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