



Mill Reef
Foxearth, Sudbury, Suffolk

**DAVID
BURR**



MILL REEF, FOXEARTH, SUDBURY, SUFFOLK CO10 7JF

Foxearth is a much sought after village characterised by its variety of period buildings and a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about 40 minutes drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

This exceptionally well-presented detached house occupies a lovely position in one of the areas most favoured villages. The property is ideally placed for countryside walks and is complemented by a charming South facing partly walled garden, garage/workshop and ample parking.

An exceptionally well-presented detached house with a south facing partly walled garden in a popular village.

ENTRANCE HALL: An inviting space with a tiled floor and opening to:

Inner hall: A spacious area with oak wood floor, staircase off, useful cloaks cupboard and doors to:

DRAWING ROOM: (7.18m x 3.70m) **23'7" x 12'2" (max)** At the centre of the house and finished with oak wood flooring and a fireplace with an attractive stone surround and inset log burning stove. Double doors open to the garden room and a door opens to:

DINING ROOM: (4.31m x 3.60m) **14'2" x 11'10"** *Also accessed via double doors off the kitchen/breakfast room.* Oak wood floor and a wall of glass that incorporates a set of double doors onto terracing and the garden beyond.

GARDEN ROOM: (6.73m x 2.69m) **22'1" x 8'10"** A lovely light addition with a high ceiling, exposed brickwork, tiled floor, central heating for all year use and double doors opening onto the garden.

KITCHEN/BREAKFAST/LIVING ROOM: (6.65m x 4.29m > 3.35m) **21'10" x 14'1" > 11'** An exceptional room divided into two distinct areas, finished with sash windows and an attractive tiled floor. The kitchen area is finished with a range of traditional units, thick granite worktops and a

large island unit with additional storage, deep pan drawers and baskets. Within a red brick feature chimney is space for a large Rangemaster. Space/point for an American style fridge-freezer and integrated dishwasher.

UTILITY ROOM: (2.87m x 1.85m) **9'5" x 6'1"** A useful room with a tiled floor and a door to the side garden. There is a large walk in storage cupboard, fitted unit, granite style work top and inset stainless steel sink unit with mixer tap over. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Tiled floor, fitted WC and wash hand basin.

First Floor

LANDING: A spacious area with access to loft storage space and doors to:
BEDROOM 1: (3.70m x 3.17m) **12'2" x 10'5"** With a large sash window and door to:

Dressing room: (2.59m x 1.98m) **8'6" x 6'6"** Fitted with large full-height wardrobes offering an abundance of storage.

En-suite: Attractively tiled and finished with a large double shower cubicle, heated towel rail, WC and wash hand basin.

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BEDROOM 2: (3.73m x 3.42m) **12'3" x 11'3"** A light room with views over the garden and countryside beyond.

BEDROOM 3: (3.60m x 3.55m) **11'10" x 11'8"** With views over the garden and countryside beyond. 'His and hers' wardrobes.

BEDROOM 4: (3.68m x 2.64m) **12'1 x 8'8"** With views over the garden and countryside beyond. 'His and hers' wardrobes.

BATHROOM: Bath with period style fittings and shower attachment, large shower cubicle, heated towel rail, WC and wash hand basin.

Outside

The property has the benefit of **OFF ROAD PARKING** for visitors to the front with a recently laid composite drive with water tap and EV charging point. To the rear is a further gravel drive that provides more parking and in turn leads to:

GARAGE/WORKSHOP: 16'8" x 16'1" Weather boarded elevations under a slate tiled roof incorporating electric double doors and an extensive range of storage cupboards.

The gardens are one of the properties most attractive features, South facing and incorporating terracing, expanses of lawn, slate chipped lavender beds, colourful borders and established trees. Beyond the garage is a further area of garden currently designated as a vegetable garden but offering the potential to become additional parking if required. Extensive external lighting and water points connected.

In all about 0.18 acres.

SERVICES: Main water, drainage and electricity are connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

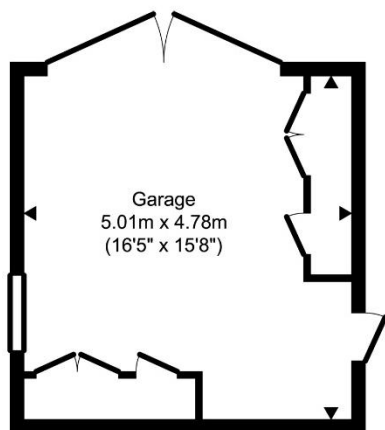
EPC RATING: Band C - A copy of the EPC is available on request.

WHAT3WORDS: custard.ushering.remark

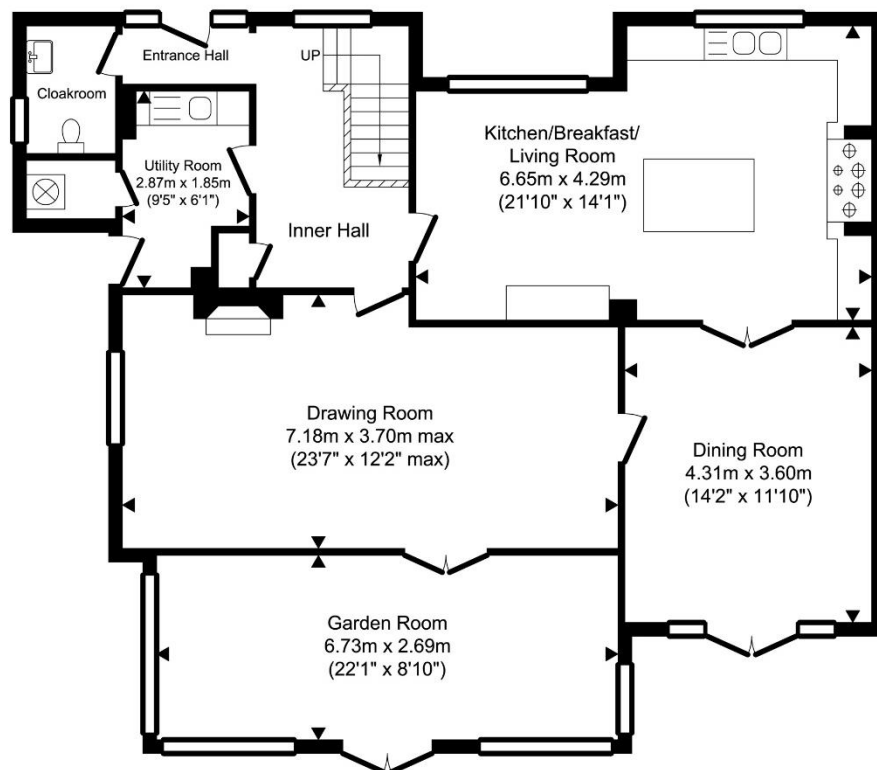
LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex CM7 9HB (01376 552525). Council tax band F

VIEWING: Strictly by prior appointment only through DAVID BURR.

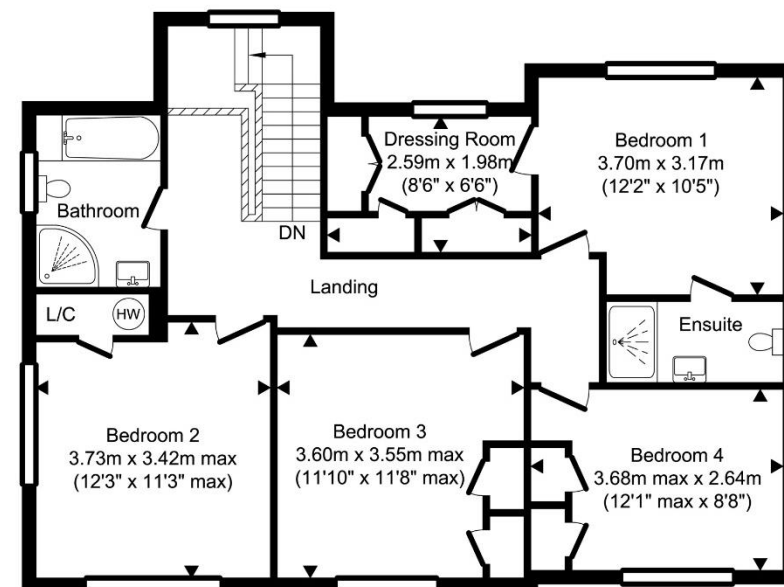
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Garage
Approximate Floor Area
257.68 sq. ft.
(23.94 sq. m)



Ground Floor
Approximate Floor Area
1151.41 sq. ft.
(106.97 sq. m)



First Floor
Approximate Floor Area
839.04 sq. ft.
(77.95 sq. m)

TOTAL APPROX. FLOOR AREA 208.86 SQ.M. (2248.15 SQ.FT.)

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