



DAVID  
BURR

The Hollies,  
Newton Road, Sudbury, Suffolk







# THE HOLLIES, NEWTON ROAD, SUDBURY, SUFFOLK, CO10 2RN

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.

An elegant three-bedroom Victorian villa situated within close walking distance of town amenities with generous accommodation which has been significantly improved by the current owners. Characterful accommodation is arranged over two levels with the additional benefit of a cellar. On the ground floor are two impressive reception rooms together with a versatile study/fourth bedroom, and a recently upgraded kitchen/breakfast room which contains an AGA range cooker and integrated appliances. On the first floor are three double bedrooms (one en-suite) and a further bathroom. Outside the property benefits from ample off-road parking as well as a high-quality garage and south-facing lawns. **NO ONWARD CHAIN.**

## A three-bedroom Victorian villa with south-facing gardens, ample parking and garaging.

Storm porch with brick archway and impressive front door with stained glass inserts leading into:-

**ENTRANCE HALL:** An elegant area with tiled flooring, staircase with oak bannisters leading to the first floor, high ceilings and deep skirting. Doors leading to:

**SITTING ROOM:** A well-proportioned and dual-aspect reception room with high ceilings, ornate cornicing, deep skirting and picture rail throughout. Stunning marble fireplace with inset woodburning stove situated on a slate hearth.

**DINING ROOM:** With exposed wooden floorboards, high ceilings and floor-to-ceiling sash windows providing an attractive outlook over the garden. Plenty of space for a large dining table and chairs, substantial cornicing and deep skirting throughout. Feature fireplace with stone hearth and marble surround.

**KITCHEN/BREAKFAST ROOM:** With engineered oak flooring and recently updated by the current owners. The kitchen contains a matching range of base and wall level units with a combination of polished quartz and ash work surfaces which incorporate a ceramic butler sink with mixer tap above and

drainer to side. Three door AGA range cooker with twin warming plates and extraction above. Integrated slimline dishwasher, plenty of storage and space for a freestanding refrigerator/freezer, further space and plumbing for a washing machine. Door opening onto the gardens and a further recess storage alcove with power sockets providing a useful space for a coffee machine.

**STUDY/BEDROOM 4:** An ideal space to work from home but which is currently utilised as a ground floor bedroom and with two useful storage cupboards off, door leading to cellar (see below) and further door leading to:

**EN-SUITE:** Containing a WC, a vanity suite and further area of storage.

**CELLAR:** With cat-step stairs leading down, two radiators and natural light and fenestration and offering the clear potential to be converted into further accommodation if required (subject to any necessary consents).

### First Floor

**Landing:** With a partially vaulted ceiling and doors leading to:-

**BEDROOM 1:** A double bedroom with a sash window overlooking the gardens, cast iron fireplace with Victorian tiled slips and door leading to:-

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**WET ROOM/EN-SUITE:** Recently installed with a large walk-in shower area with rainfall-style showerhead, WC and a pedestal wash hand basin. Heated towel rail. Underfloor heating

**BEDROOM 2:** A beautifully light bedroom with a view over the property's garden and quadruple sash bay window. Cast iron fireplace.

**BEDROOM 3:** A further double bedroom with a feature fireplace and useful fitted storage and wardrobes.

**BATHROOM:** Containing a bath with mixer tap above and tiled surround, WC, pedestal wash hand basin, chrome heated towel rail and useful boiler cupboard/linen cupboard off. Underfloor heating.

## Outside

Access to the property is via a private driveway through sliding timber gates with an extensive area for **OFF-ROAD PARKING**. The driveway leads onto a:-

**DOUBLE GARAGE/WORKSHOP:** With two sets of timber double doors, power and light connected and providing plenty of space for sheltered parking for two vehicles. There is a further workshop area with fitted work benches and roof storage space.

The gardens are predominantly **SOUTH-FACING** with an attractive area of lawn enclosed by well-stocked beds and mature hedging to ensure a high degree of privacy. Adjacent to the property stands a stone paved terrace ideally placed to make the most of the sun. There is an attractive covered veranda providing covered seating. A flat and level resin pathway leads around the side of the property and to a further pedestrian gate and a further area of discreet garden with a brick-paved terrace and a useful timber storage shed.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Main water and drainage. Main electricity connected. Gas central heating by radiators. Electric underfloor heating in the wet room. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band E – 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

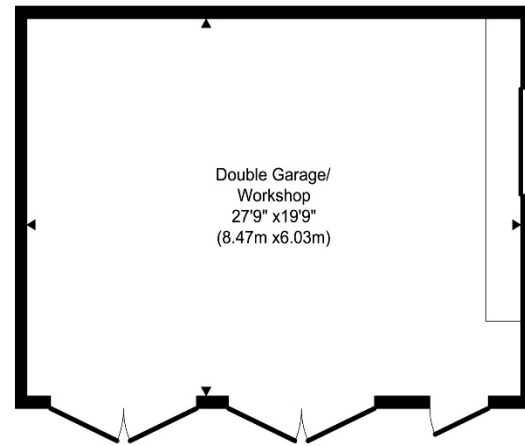
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

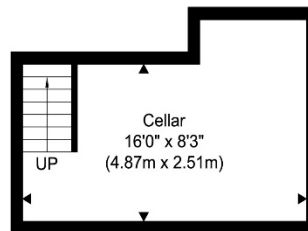
**WHAT3WORDS:** nanny.language.resists

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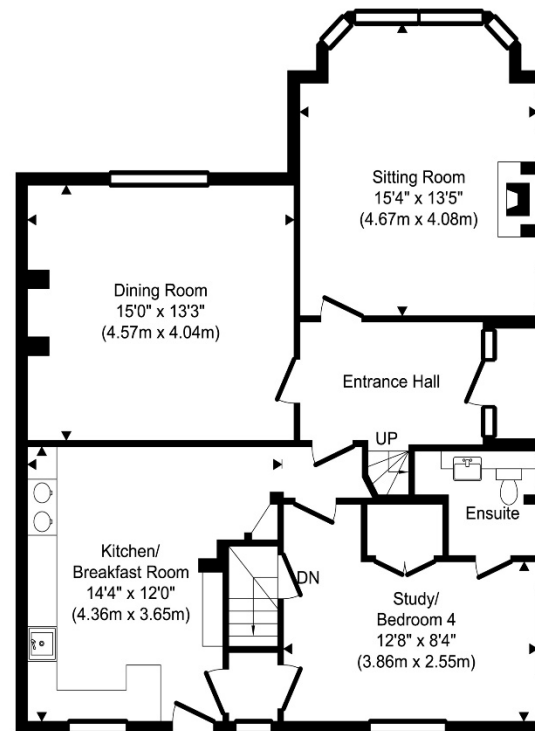
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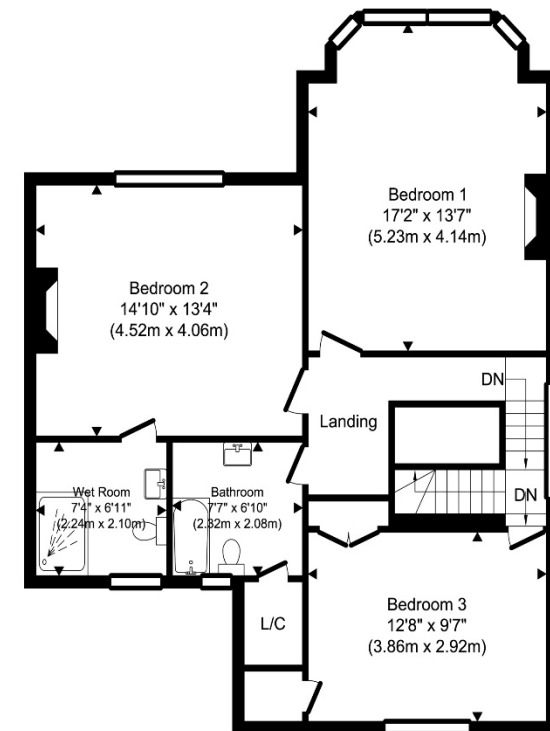
Outbuilding  
Approximate Floor Area  
549.71 sq. ft.  
(51.07 sq. m)



Cellar  
Approximate Floor Area  
145.52 sq. ft.  
(13.52 sq. m)



Ground Floor  
Approximate Floor Area  
886.83 sq. ft.  
(82.39 sq. m)



First Floor  
Approximate Floor Area  
801.69 sq. ft.  
(74.48 sq. m)

TOTAL APPROX. FLOOR AREA 2383.77 SQ.FT. (221.46 SQ.M.)  
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