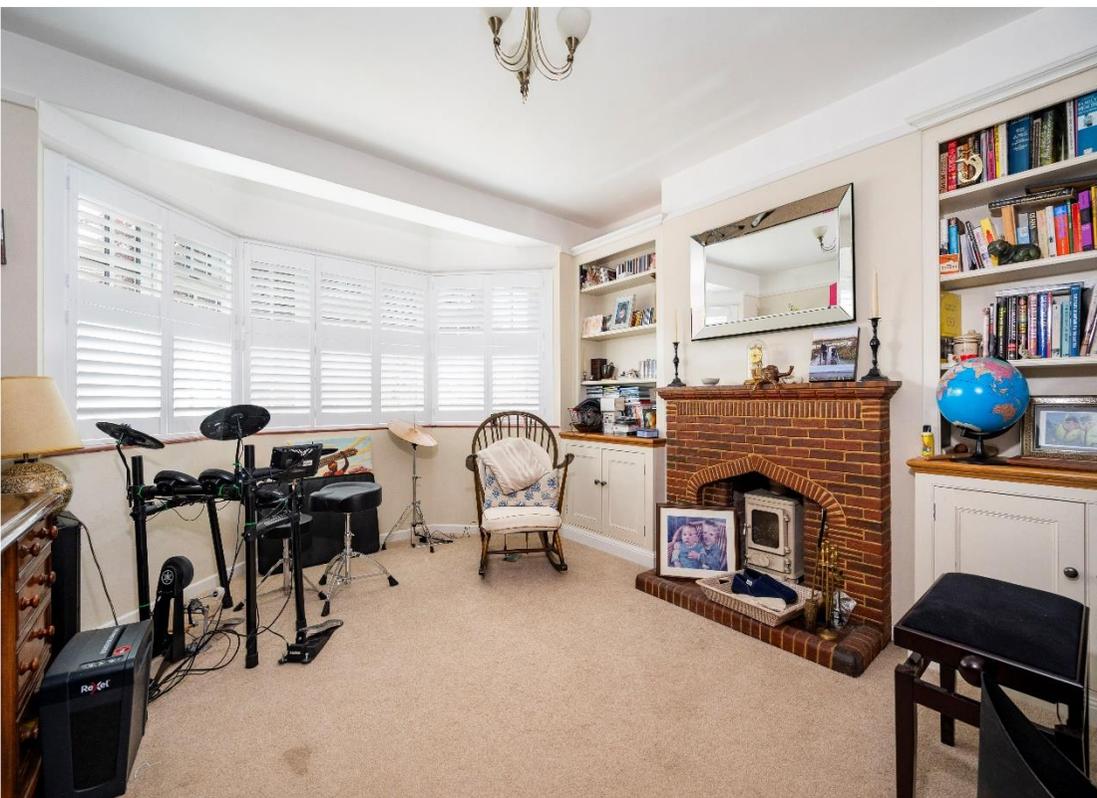




DAVID
BURR

**Briarwood,
29 Priory Road, Sudbury, Suffolk**



Briarwood, 29 Priory Road, Sudbury, Suffolk CO10 1LB

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 spacious family home has been finished to the highest of standards and is within close proximity of both town amenities and meadow walks with a private south-westerly facing garden and heated swimming pool.

A spacious home with heated pool

ENTRANCE HALL : A solid wooden door with obscure leaded windows to either side bringing you to this inviting room with staircase leading to first floor and doors leading to:

KITCHEN/DINING/FAMILY ROOM: The Aga kitchen is fitted with a range of traditional Shaker-style units that are handmade and of a particularly high quality with a granite worktop above and matching return. To the centre of the kitchen is an island unit providing further storage with breakfast bar seating area with a further matching larder style cupboard offering an abundance of storage, water softener and plumbing for a washing machine. The Aga cooker is run off gas with an extractor above with further integrated appliances including a large butler sink with mixer tap, ceramic hob, dishwasher, oven and Neff eye-level oven which is a slide-and-hide, as well as an integrated fridge freezer. Beyond here is a vaulted dining area finished with an oak flooring that continues through from the kitchen. This is a wonderfully light double-aspect room with French doors leading to the rear terrace which stretches across the back of the property.

SITTING ROOM: This is a wonderfully light room sitting from front to back, with large window to the front with shutter blinds and French doors leading to the rear garden terrace. This room is finished with a solid oak flooring with your attention immediately drawn to the Victorian fireplace with moulded surround with bespoke fitted cupboards and shelving to the alcoves either side of the chimney breast.

DINING ROOM: A large bay to the front fills this room with natural light with useful alcove shelving and storage cupboards either side of a red brick fireplace with inset log burner. This room is currently utilised as a study and could have a range of different uses including a potential fourth guest bedroom.

CLOAKROOM: A traditional two-piece suite consisting of a WC and corner pedestal wash hand basin with mixer tap, heated towel rail and understairs storage cupboard.

First Floor

LANDING: Window offering elevated views over the rear garden filling the landing and hallway with natural light with solid wooden doors leading to:-

BEDROOM 1: This is a particularly spacious master bedroom stretching from front to back with views over the rear garden. Four double bespoke fitted wardrobes with matching oak doors offer an abundance of storage with further dressing area beyond.

BEDROOM 2: A fabulously light room with bay window to the front, space for a large double bed as well as other bedroom furniture with double built-in wardrobe with oak doors.

BEDROOM 3: A third double bedroom with pretty views over the rear garden and triple built-in wardrobe.

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SHOWER ROOM: A three-piece suite consisting of a double-width shower with overhead power shower and attractive tiled surround, close coupled WC and wash hand basin with mixer tap, vanity unit and heated towel rail.

FAMILY BATHROOM: A contemporary suite consisting of a double-ended panel bath with central mixer tap, close coupled WC and wash hand basin with mixer tap, vanity unit, heated towel rail and attractive half-height tiled surround.

Outside

To the front of the property a block-paved drive with EV charging point provides ample **OFF-ROAD PARKING** with mature shrub borders and trees with wrought iron fencing to the front and pedestrian gate with the most spectacular wisteria creeping up the front of the property and footpath and side gate leading to the rear.

From the driveway an electric roller door leads you through to the double-length tandem garage with power and lighting and service door to rear garden.

Rear Garden

To the immediate rear of the property, stretching across the back, is a raised terrace seating area accessed off both the sitting room and kitchen/dining room. This is a great space for entertaining with charming views over the more formal garden that is predominantly laid to lawn with borders offering an abundance of seasonal colour with established hedgerow boundaries providing the property with great privacy. A footpath from here leads to the back of the garden where you will find a large terrace surrounding a 25-foot **SWIMMING POOL** heated with an air source heat pump with two separate summer houses providing a changing area and plant room space with an outdoor heated shower. Surrounding this are raised borders offering plenty of colour with a BBQ seating area with a further shaded garden beyond and seating areas.

Agent's Notes

Please note air-conditioning units are fitted in the kitchen, bedroom 1 and bedroom 2.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators and air source heat pump heating to the pool. **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: E

TENURE: Freehold

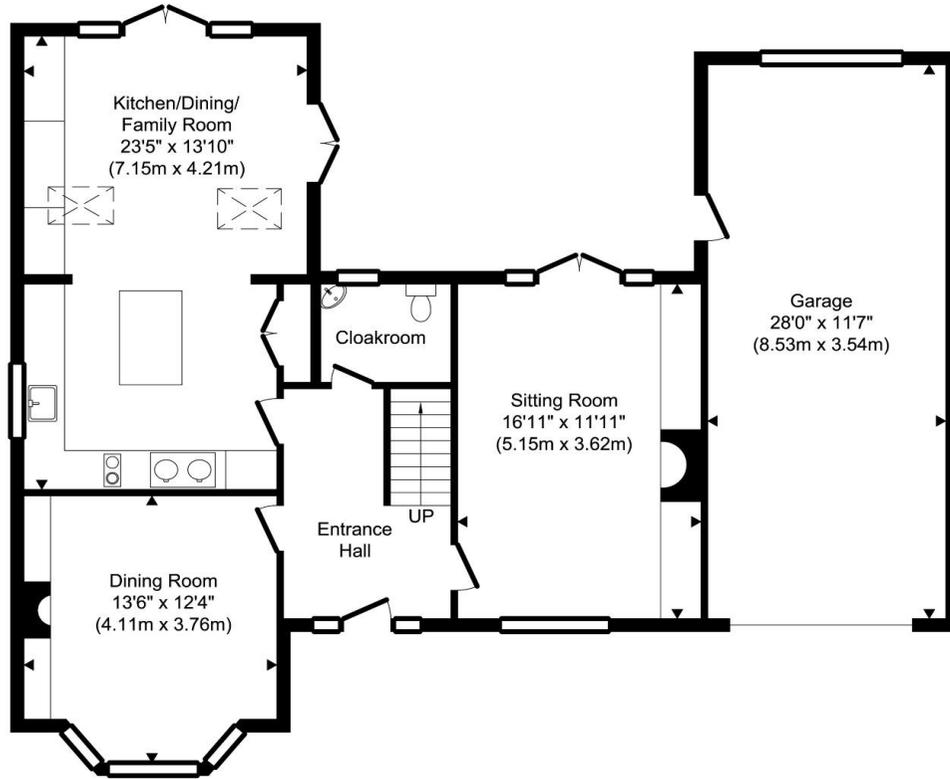
CONSTRUCTION TYPE: Brick

WHAT3WORDS: solids.clutter.removable

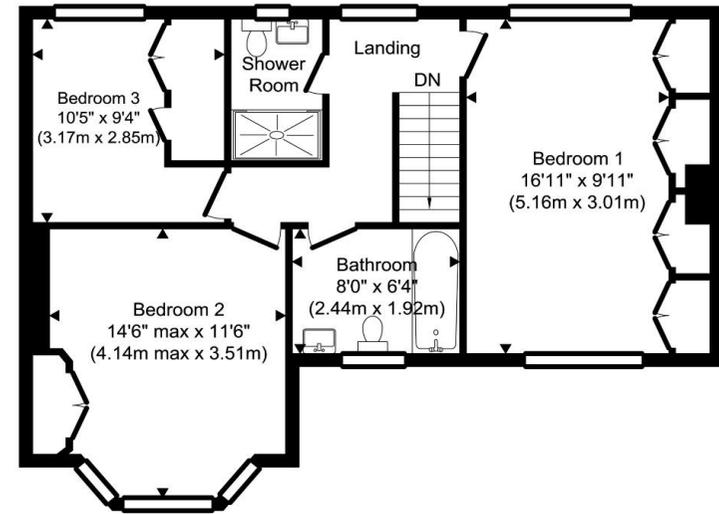
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
1139.14 sq. ft.
(105.83 sq. m)



First Floor
Approximate Floor Area
635.50 sq. ft.
(59.04 sq. m)

TOTAL APPROX. FLOOR AREA 1774.64 SQ.FT. (164.87 SQ.M.)

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