



**Ballingdon House  
Sudbury, Suffolk**

**DAVID  
BURR**



# BALLINGDON HOUSE, BALLINGDON STREET, SUDBURY, CO10 2DA

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 charming 7-bedroom detached house is situated in the heart of the market town of Sudbury, within generous walled grounds of circa 0.5 of an acre with ample parking, garage, and possibilities of secondary accommodation (STP).

## A stunning Georgian family home.

**ENTRANCE HALL:** A solid wooden door with arched, glazed window above brings you to this room finished with stripped and treated pine flooring, with staircase leading to first floor and understairs storage cupboard. This room stretches from front to back with a glass-panelled door leading to rear terrace. Doors leading to

**DINING ROOM:** Finished with the same stripped pine flooring as the entrance hall, this is a wonderfully light double-aspect room with two large sash windows with your attention immediately drawn to the cast iron fireplace with moulded marble surround and butler's cupboard leading through to the kitchen/breakfast room.

**SITTING ROOM:** A light, double-aspect room with coal-effect gas-burning stove, marble surround and stone hearth with useful alcove shelving unit and storage cupboard.

**DRAWING ROOM:** Situated at the back of the house, a large bay window and French doors fill this room with natural light and in turn provide access to the raised rear terrace with charming views over the westerly-facing garden beyond. This room enjoys a feature fireplace that could be opened up for day-to-day use, with marble surround and matching hearth, with useful alcoves for living room furniture. This room is finished with a stripped and treated pine floor.

**KITCHEN/BREAKFAST ROOM:** This room has been recently refitted with a range of matching contemporary units, with stone quartz worktop above and sash window offering pretty views over the rear garden. Integrated appliances include a one and a half sink with mixer tap, two dishwashers, a range cooker with induction hob and extractor above with a matching island unit providing further storage as well as a contrasting teak breakfast bar and further larder-style storage corner units. A further soft red brick fireplace houses a large multifuel burner with brick hearth. Obscure glass door leading to

**LAUNDRY/BOOT ROOM:** This is a particularly practical room with solid wooden door providing access from the front of the property with a further stable door leading to the rear. This room is fitted with a large Iroko worktop and butler sink with mixer tap with space for washing machine, tumble dryer and a range of other white goods. Staircase leading to first floor of the Coach House and door leading to

**CLOAKROOM:** A two-piece suite consisting of close-coupled WC, wash hand basin with mixer tap and heated towel rail.

### First Floor

**LANDING:** Double door linen cupboard and doors leading to

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**BEDROOM 1:** A light double-aspect room with charming views over the westerly-facing rear garden with stripped and treated original floorboards, built-in wardrobe and space for other bedroom furniture.

**BEDROOM 2:** A double-aspect room with generous ceiling height with original stripped and treated floorboards and double built-in wardrobe.

**BEDROOM 3:** Another great-sized double bedroom with sash window to the front offering street scene views and built-in wardrobe.

**BEDROOM 4:** A fourth, double bedroom with sash window to the side.

**BEDROOM 5:** This room is currently utilised as a study with sash window offering views over the rear garden.

**BATHROOM 1:** A four-piece suite consisting of a close-coupled WC, wash hand basin with mixer tap and large double-ended bath with central taps, double width walk-in shower with glass return, attractive tile surround and heated towel rail.

**BATHROOM 2:** WC and wash hand basin with mixer tap built into a vanity unit with large, panelled bath and useful shelf storage.

**NURSERY/STUDY:** Sitting between bedrooms 2 and 3 this is a particularly useful room fitted out with shelving and wardrobe storage as a dressing room. This room could have a range of uses.

## COACH HOUSE

**GARAGE:** A service door from the laundry/boot room provides access to the garage which is a tandem-length garage with double doors from both the front drive and to the rear garden providing useful access. This is built out with a range of shelving units with plenty of plug sockets offering particularly useful storage.

**COACH HOUSE LANDING:** Doors leading to

**BEDROOM 6:** A particularly spacious room with low-level window offering views over the rear garden and space for other bedroom furniture. Historically this room was earmarked for a kitchen for separate annexe accommodation and, as such, plug sockets and plumbing have been placed accordingly.

**BEDROOM 7/DRESSING ROOM:** This room is currently utilised as a dressing room to bedroom 6 to create almost a master suite with the third bathroom, however, this room could also be used as a further bedroom, with low-level window to the front.

**BATHROOM 3:** A three-piece suite consisting of a close-coupled WC, a pedestal wash hand basin with mixer tap, large panelled bath with mixer tap, overhead shower and shower screen and heated towel rail.

## Outside

To the front of the property, you will find a sweeping driveway providing ample off-road parking and in turn access to the garage, with a walled front boundary and established hedging and footpath leading to the front door. Footpath and side access gate leading to the rear garden.

To the immediate rear of the property is a raised terraced seating area being a fantastic space to entertain enjoying the afternoon sun. The rest of the garden is predominantly laid to lawn with established borders of shrubs, hedging, trees and flower beds offering seasonal colour. This garden is almost completely walled with a vegetable garden and Victorian-style greenhouse towards the back of the garden abutting meadow views beyond.

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

**EPC RATING:** Exempt

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**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** F

**AGENT'S NOTE:**

This property is Grade II listed.

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick and timber

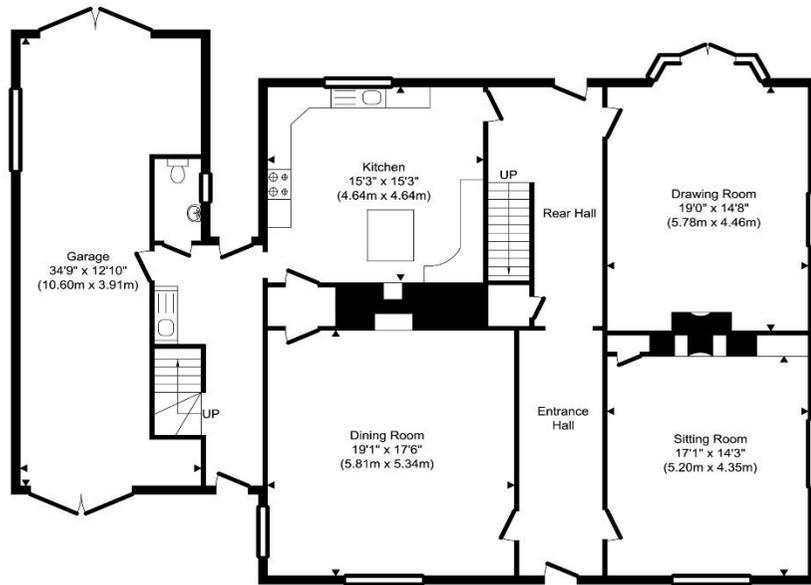
**WHAT3WORDS:** nurses.chitchat.punch

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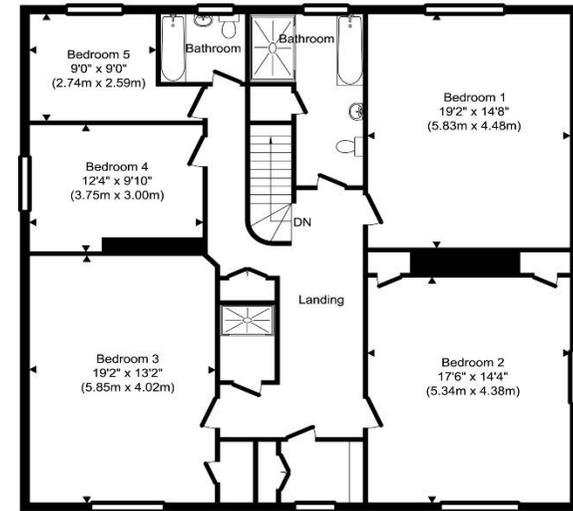
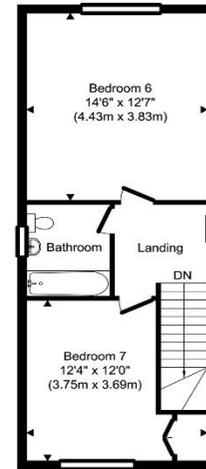
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor  
Approximate Floor Area  
2005.53 sq. ft.  
(186.32 sq. m)



First Floor  
Approximate Floor Area  
1904.35 sq. ft.  
(176.92 sq. m)

TOTAL APPROX. FLOOR AREA 3909.88 SQ.FT. (363.24 SQ.M.)  
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