



**Beaumaris, 126 Tudor Road,
Sudbury, Suffolk**

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BEAUMARIS, 126 TUDOR ROAD, SUDBURY, SUFFOLK. CO10 1LD

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 substantial detached bungalow occupying a generous plot, well placed for amenities and schooling in one direction and water meadows with countryside walks in the other. The versatile accommodation is further complemented by a generous garden, ample parking and garage.

A four bedroom detached bungalow with generous garden, garage and parking.

ENTRANCE HALL: An inviting area with light oak wood doors opening to cloaks cupboard, linen cupboard, and further storage cupboard.

SITTING ROOM: 16'10" x 13'5" (5.13m x 4.08m). With an elegant finish and a wall of glass incorporating a door opening to the front garden. Oak floor running throughout, 9'3" ceiling height and complemented by a fireplace that has a coal effect gas fire inset with tiled hearth and oak feature mantle over. Double doors to:-

KITCHEN/DINING ROOM: 18'3" x 9'10" (5.56m x 2.99m). With a 9'5" ceiling height and finished with an extensive range of attractive matching oak units with leaded glass display cabinets, wine rack, display shelving and worktops incorporating a single drainer sink unit with vegetable drainer and mixer tap over. Integrated electric double oven with four ring gas hob and extractor fan over. Space for a full height fridge/freezer

UTILITY: 6'10" x 4'6" (2.08m x 1.87m). With a fitted range of matching units and worktops incorporating sink unit. Plumbing for washing machine and space for tumble dryer.

CLOAKROOM: Fitted WC and wash hand basin

INNER HALL: 28ft in length and with a door to the garden.

BEDROOM 1: 13'5" x 11'1" (4.08m x 3.37m). With extensive part mirror fronted wardrobes, side cabinets, display cabinets and chest of drawers.

BEDROOM 2: 13'5" x 8'10" (4.08m x 2.69m).

BEDROOM 3: 13'5" x 8' (4.08m x 2.43m). Enjoying views over the rear garden.

BEDROOM 4: 8' x 6'10" (2.43m x 2.08). Enjoying a view over the rear garden.

SHOWER ROOM: Space for a bath if required. Now finished with a large double shower cubicle, heated towel rail, WC and wash hand basin with storage below.

Outside

A brick pillared entrance opens to a large brick paved driveway which provides extensive **OFF-ROAD PARKING** and in turn leads to:-

GARAGE: With light and power connected.

The rear garden is one of the property's most attractive features, generous in size and finished with a large terrace and an expanse of lawn bordered by

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established trees, hedging, colourful plants and shrubs. **SUMMER HOUSE** and further **STORAGE SHED**.

SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators. **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:** D

VIEWING: Strictly by prior appointment only through DAVID BURR.

AGENT'S NOTE

Please note that the photographs used are from prior to the owner's vacation of the property.

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



