



**16 Middleton Road,
Sudbury, Suffolk**

**DAVID
BURR**



16 MIDDLETON ROAD, SUDBURY, SUFFOLK, CO10 2DB

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 spacious detached bungalow situated in the popular market town of Sudbury offering spacious accommodation with ample off-road parking, garage and a southerly facing wraparound garden. This property is being offered with **NO ONWARD CHAIN**.

A spacious detached bungalow with off-road parking, garage and southerly facing garden.

Obscure glass door leading to:-

ENTRANCE HALL: With space for shoes and coats, airing cupboard and doors leading to:-

SITTING ROOM: 19'7" x 10'6" (5.97m x 3.20m) A wonderfully light room with large window overlooking the rear garden. Your attention is immediately drawn to the central fireplace with inset log burner and stone hearth with door leading to garden room and French doors leading to:-

DINING ROOM: 11'3" x 10'6" (3.43m x 3.20m) A double aspect room with views over the rear and side garden and door leading to:-

KITCHEN/BREAKFAST ROOM: 19'3" >17'0" x 12'0" (5.87m > 5.18m x 3.66m) The Kitchen is fitted with a wide range of traditional style units with a thick granite effect worktop with views over the front garden, integrated one-and-a-half sink with mixer tap and drainer unit, one-and-a-half eye-level oven, gas hob with extractor above with further space for a washing machine, tumble dryer, dishwasher, fridge/freezer and breakfast table.

GARDEN ROOM: Accessed off the sitting room, this is a particularly light room offering panoramic views over the southerly facing rear garden with sliding glass door leading to rear garden terrace.

BOOT ROOM: An obscured glass door from the kitchen brings you to this room with side access door leading to the garden. This is a particularly useful room with space for shoes and coats and door leading to:-

CLOAKROOM: Close coupled WC and wash hand basin with attractive mosaic tiled splashback.

BEDROOM 1: 13'9" x 10'6" (4.19m x 3.20m) A generous double bedroom with his-and-hers built-in wardrobe with hanging rail and shelving with space for further bedroom furniture.

BEDROOM 2: 10'2" x 10'0" (3.10m x 3.05m) A generous second bedroom that is double aspect filling the room with natural light with space for a double bed as well as other bedroom furniture.

BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin and large walk-in shower cubicle, power shower, attractive tiled surround and heated towel rail as well as a useful linen cupboard.

Outside

A large tarmac drive to the front provides ample **OFF-ROAD PARKING** for several vehicles as well as access to the garage with power connected

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with footpath leading to the front door and the rest of the garden being predominantly laid to lawn with well established borders of shrubs and hedging.

To the immediate rear of the property is a large terrace seating area being a great private space to enjoy the southerly facing garden from with railway sleepers creating a raised rear border offering seasonal colour as well as a range of trees, shrubs and hedges with a further lawned area beyond this and side access gate as well as a service door to the garage.

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

AGENT'S NOTES

We understand that the solar panels are owned and we are awaiting further information on tariff.

EPC RATING: Band C – 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 and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 900 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

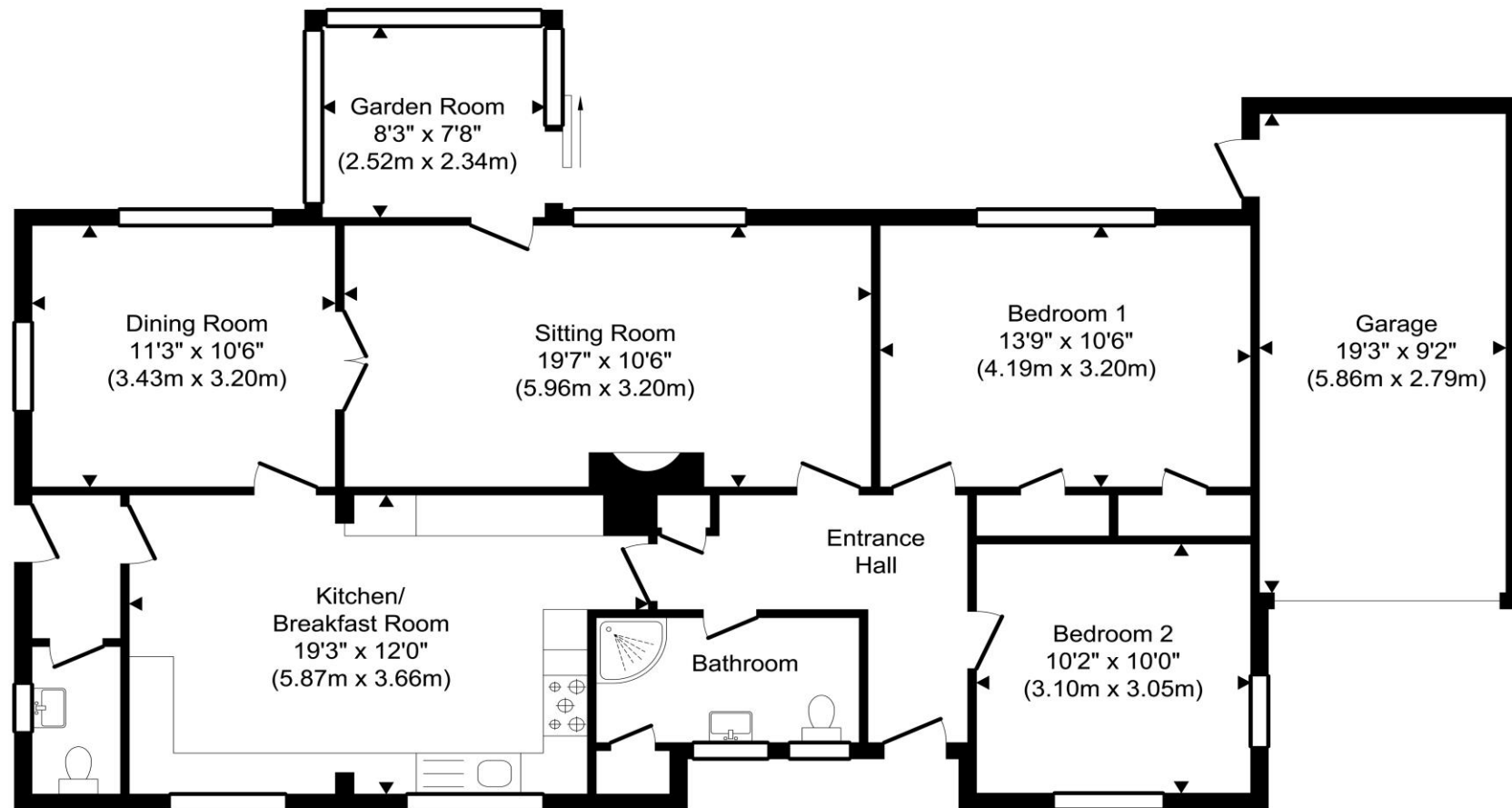
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WHAT3WORDS: ///luxury.blurred.ethic

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1255.39 SQ.FT. (116.63 SQ.M.)

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