



DAVID  
BURR

**7 Nonsuch Meadow,  
Sudbury, Suffolk**

# 7 Nonsuch Meadow, Sudbury, Suffolk CO10 2FJ

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.

Situated off Meadow Lane, this three-bedroom house is ideally located for Sudbury Meadows as well as Waitrose, the train station and the other amenities Sudbury has to offer. This is a particularly light house with private courtyard garden to the rear, as well as a study/third bedroom to the ground floor offering flexible accommodation. This property is being offered with NO ONWARD CHAIN.

## A well-presented home in town.

**ENTRANCE HALL:** An inviting space with staircase leading to first floor. This is a partly double-height room with Velux window filling the hall with natural light, with useful understairs storage cupboard and door leading to:-

**SITTING/DINING ROOM:** This is a large L-shaped room split into two defined areas with initial dining seating area finished with a high quality LVT leading through to the sitting room which stretches from front to back with doors leading to both the front and rear garden with opening leading to:-

**STUDY/BEDROOM 3:** This is a light double-aspect room that has been utilised as a study but could lend itself well as an occasional third bedroom.

**KITCHEN:** Accessed off the dining room. This room is fitted with a range of traditional units with a granite-effect worktop incorporating a stainless-steel sink with drainer unit and mixer tap with attractive tile splashback. Other appliances include a double oven with ceramic hob and extractor above. Space for a washing machine, dishwasher and fridge freezer.

**CLOAKROOM:** Accessed off the entrance hall. This is a two-piece suite consisting of a close-couple WC and wash hand basin with attractive tile splashback.

### First Floor

**LANDING:** Large walk-in boiler cupboard with shelving, offering very useful linen storage with door leading to:-

**MASTER BEDROOM:** A glorious bedroom full of nature light with two windows and two Velux windows overlooking the rear courtyard garden with space for other bedroom furniture and triple built-in slide wardrobe.

**BEDROOM 2:** Double windows overlooking the private courtyard garden to the rear.

**BATHROOM:** A three-piece suite consisting of a double width walk-in shower with overhead shower and attractive tile surround. WC and wash hand basin with mixer tap, vanity unit and heating towel rail.

### Outside

To the immediate rear of the property accessed by glass patio doors from the sitting room is a private terraced garden with a raised border offering seasonal colour with a rose bush climbing the rear fence, offering a pretty backdrop with a further sheltered area to enjoy the morning sun.



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To the front of the property is a further terraced seating area accessed off the sitting room which enjoys a westerly-facing aspect to enjoy the afternoon sun. A gate from the rear garden and footpath leads to a private carport providing off-street parking.

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

**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:** C

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** slept.gross.altitude

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

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