

7 Nonsuch Meadow, Sudbury, Suffolk

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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-heighted 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

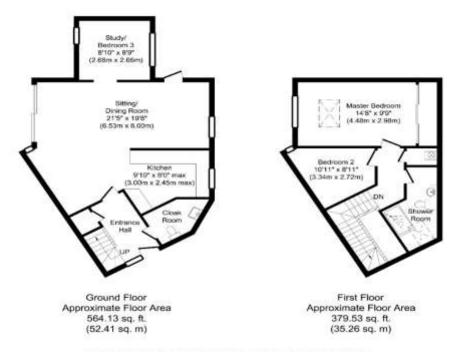
CONSTRUCTION TYPE: Brick

WHAT3WORDS: slept.gross.altitude

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 943.67 SQ.FT. (87.67 SQ.M.)
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