



**3 People Park Way,
Sudbury, Suffolk**

**DAVID
BURR**

3 PEOPLE PARK WAY, SUDBURY, SUFFOLK CO10 1AG

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 very well presented three-bedroom detached home with parking, garage and private garden within touching distance of market town amenities.

A spacious family home within close proximity to town amenities.

ENTRANCE HALL: An inviting space with staircase leading to first floor, room for shoes and coats with useful understairs storage cupboard with doors leading to;

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of matching contemporary units with a thick wood effect worktop above and an attractive metro style splashback. Integrated appliances include a one and a half stainless steel sink with drainer unit and mixer tap, oven with gas hob and extractor above, AEG dishwasher, washing machine and fridge freezer. Beyond here is a dining seating area finished with a wood LVT flooring that continues through from the entrance hall.

SITTING ROOM: Stretching across the back of the property this room enjoys panoramic views over the rear garden with French doors leading to the rear terrace, useful alcove shelving and space for other sitting room furniture.

CLOAK ROOM: Close couple WC and wash hand basin with mixer tap.

LANDING: Two large cupboards off the landing offer fantastic storage with doors leading to.

BEDROOM 1: A generous master bedroom with double built in slide wardrobe with space for a large double bed, other bedroom furniture and views over the rear garden.

BEDROOM 2: A spacious second double bedroom with useful alcoves for bedroom furniture and space for a double bed.

BEDROOM 3: A generous third bedroom with views over the rear garden.

BATHROOM: A three piece suite consisting of a large panel bath with shower screen and overhead shower with attractive tile surround, wash hand basin with mixer tap, WC and heated towel rail.

Outside

To the front of the property a tarmac drive provides ample **OFF-ROAD PARKING** and in turn access to the garage with up and over door, power and lighting with service door to rear garden. A further footpath leads you to the front door with boarder either side offering seasonal colour.

To the immediate rear of the property is a terraced seating area being a great space to enjoy the garden opening up to a wide expanse of lawn with raised borders either side offering a range of colours with a further private seating area to the back of the garden with pergola above and climbers.

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Agent's Notes

The property is situated on a private road. Maintenance cost covering the last 6 months was £171.48

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by 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: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

WHAT3WORDS: countries.towns.misty

VIEWING: Strictly by prior appointment only through DAVID BURR.

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.



