



**2 Terra Cotta Place,
Upper Street, Stanstead, Sudbury, Suffolk**

**DAVID
BURR**



2 TERRA COTTA PLACE, UPPER STREET, STANSTEAD, SUDBURY, SUFFOLK CO10 9AT

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day-to-day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A semi-detached village home situated in a quiet cul-de-sac in a highly regarded village which is in need of modernisation but which represents an excellent opportunity for a purchaser to renovate to their own specification. Accommodation is arranged over two levels which includes a sitting room, dining room and a kitchen/breakfast room together with a ground floor cloakroom. On the first floor are three bedrooms and a family bathroom. There is the further benefit of a garage and off-road parking. Attractive gardens measure in the region of **0.45 acres (sts)** and benefit from some of the finest views available in the entire area over undulating countryside. **NO ONWARD CHAIN.**

A three-bedroom semi-detached house in need of modernisation with generous grounds and superb countryside views.

Front door leading to:-

ENTRANCE HALL: With attractive parquet wood flooring, staircase rising to first floor with galleried landing above and doors leading to:-

SITTING ROOM: Well proportioned and with plenty of space for seating and an open fireplace on a tiled hearth. There is an outstanding view across the garden and onto open countryside beyond through glass panelled sliding doors. Opening leading to:-

DINING ROOM: With plenty of space for a large dining table and chairs and a tall window allowing for plenty of natural light. Wooden glass panelled door leading to:-

KITCHEN/BREAKFAST ROOM: Containing a range of base and wall level units with work surfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Space for free-standing appliances including a cooker, refrigerator and space and plumbing for a washing machine. Further room for a breakfast table and chairs, **PANTRY CUPBOARD** and door leading onto garden.

CLOAKROOM: Containing a WC and a wash hand basin.

First Floor

Landing with access to loft storage space, airing cupboard off and with doors leading to:-

BEDROOM 1: A double bedroom with an outlook over the property's side gardens and towards countryside beyond. Large double wardrobe off.

BEDROOM 2: A further double bedroom with a countryside view.

BEDROOM 3: An ideal guest room with a superb view over the gardens and countryside.

BATHROOM: Containing a bath with electric shower over, WC and a pedestal wash hand basin. Storage cupboard off with a further door leading into generous eaves storage.

2 TERRA COTTA PLACE, UPPER STREET, STANSTEAD, SUDBURY, SUFFOLK CO10 9AT

Outside

In front of the property is a private driveway providing **OFF-ROAD PARKING** for around two vehicles and a pathway which leads up to the front door adjacent to which stands some well-stocked beds. The driveway leads onto a:-

GARAGE: Providing sheltered parking, power and light connected, up and over door and a personnel door to side.

To the rear of the property is a stone paved terraced providing an area of seating which leads onto the garden which is arranged primarily in two sections. Adjacent to the terrace is an expanse of lawn populated by a number of mature plants and hedging. The garden continues and expands considerably with an expanse of lawn immediately abutting an open field with a post and rail fence, outstanding specimen oak trees and one of the finest views available anywhere in the area over undulating countryside far into the distance with a west-facing outlook and a view of Boxted Church.

In all about 0.45 acres (sts).

VIEWING: Strictly by prior appointment only through DAVID BURR.

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

EPC RATING: Band TBC – 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

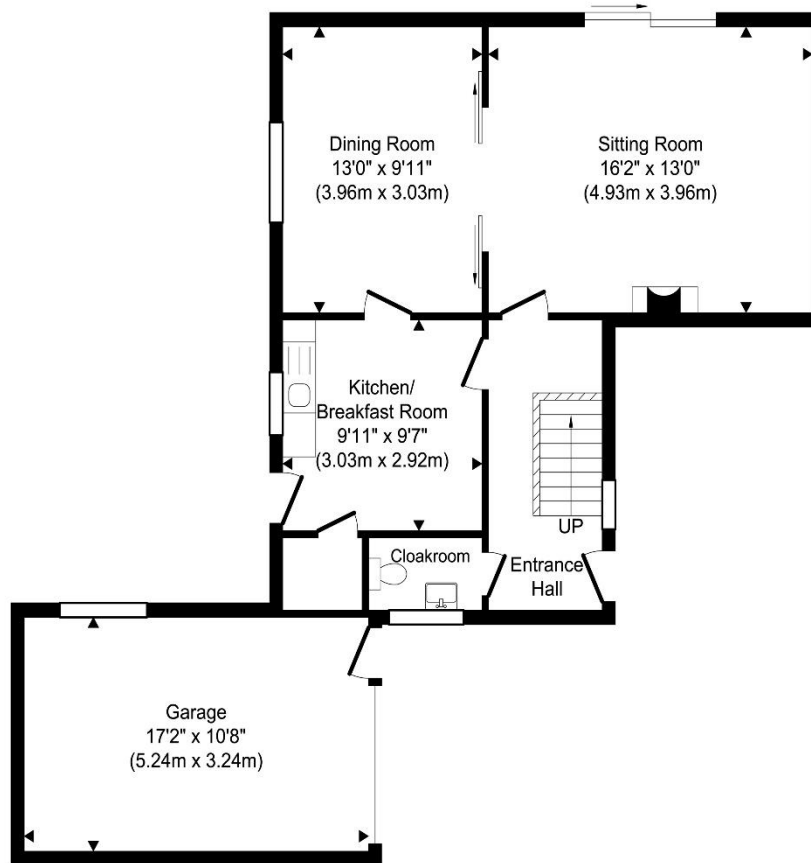
CONSTRUCTION TYPE: Brick and block

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

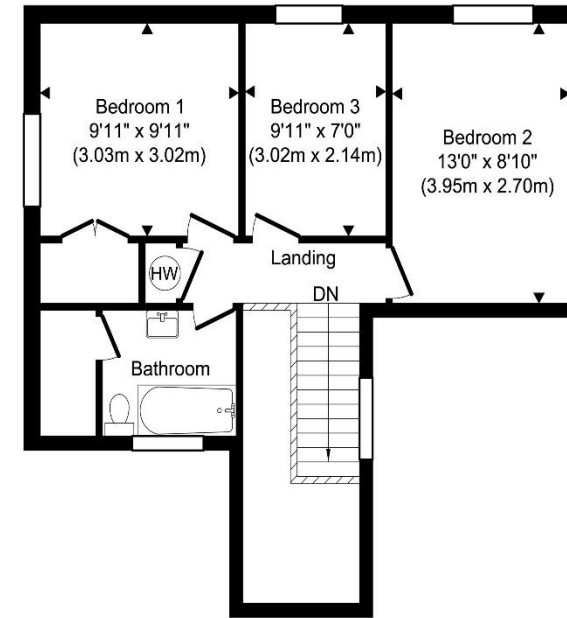
WHAT3WORDS: upcoming.manager.signified

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.

2 TERRA COTTA PLACE, UPPER STREET, STANSTEAD, SUDBURY, SUFFOLK CO10 9AT



Ground Floor
Approximate Floor Area
743.14 sq. ft.
(69.04 sq. m)



First Floor
Approximate Floor Area
419.68 sq. ft.
(38.99 sq. m)

TOTAL APPROX. FLOOR AREA 1162.82 SQ.FT. (108.03 SQ.M.)
Produced by www.chevronphotography.co.uk © 2025

