



Mill Green, Edwardstone, Sudbury, Suffolk, CO10 5PZ

**DAVID
BURR**

Celebrating 25 years

Mill Green, Edwardstone, Sudbury, CO10 5PZ

Nestled in the parish of Edwardstone, this stunning new-build home offers the perfect blend of modern living and countryside tranquillity. Boasting four spacious bedrooms with high-specification finishing throughout. Building completion anticipated end of Spring 2025.

A newly constructed four bedroom (one en-suite) detached property within walking distance to the Edwardstone White Horse public house.

FRONT: A paved walkway leads to the front entrance of the property, extending around to a gated side access that opens into the rear garden. The front garden is neatly turfed, and the driveway provides off-road parking for three vehicles, complete with lighting and an electrical outlet for added convenience.

ENTRANCE HALL: Upon entering the property, you step directly into the hallway, which features a wall-mounted radiator and a convenient understairs cupboard for additional storage.

KITCHEN/DINER: 24' 1" x 10' 4" (7.34m x 3.15m) Flooded with natural light, the kitchen boasts an array of stylish shaker-style units at both low and eye level, complemented by solid oak worktops and matching semi-oak splash backs. The space is well-equipped with a four-ring electric hob with an overhead extractor fan, an inset stainless-steel sink with a mixer tap, and an integrated Neff oven and grill at eye level. Additional integrated appliances include a dishwasher and fridge freezer. A side door provides convenient access to the exterior, while the dining area is positioned at the front of the property.

OFFICE/PLAYROOM: 9' 4" x 8' 2" (2.84m x 2.49m) A versatile room at the front of the property, complete with an internet point, offering the flexibility to be used as a home office or a playroom.

UTILITY ROOM/PLANT ROOM: Leading through the downstairs cloakroom, the utility/plant room provides a practical space housing the hot water tank and electrical

fuse board. It also features a stacked Lamona tumble dryer and washing machine, neatly tucked away for convenience.

CLOAKROOM: Wash hand basin, W/C, radiator and extractor fan.

SITTING ROOM: 16' 00" x 15' 9" (4.88m x 4.8m) Double semi-glass panelled doors open into the sitting room, which features an eye-level television point for easy entertainment setup. The room is filled with natural light, from the patio doors leading out to the rear garden and additional windows on both the side and rear aspects of the property.

FLOORING: It is believed that the sellers intend to install LVT flooring in the hallway, kitchen, bathroom, and en-suites, while carpeting will be fitted in the office, lounge, stairs, and bedrooms.

Subject to the timing of the purchase, buyers may have the opportunity to choose their preferred flooring finishes.

LANDING: Ascending the wrap-around oak staircase, illuminated by natural light from the side window, you reach the landing, which provides access to all four bedrooms, the bathroom, and the loft space above.

BEDROOM 1: 16' 00" x 13' 7" (4.88m x 4.14m) This bedroom, offering scenic views of the fields at the rear of the property, will be equipped with double sliding door wardrobes

Offices at:

Clare 01787 277811 Long Melford 01787 883144 Leavenheath 01206 263007 Castle Hedingham 01787 463404 Woolpit 01359 245245 Newmarket 01638 669035 London SW1 0207 839 0888

Mill Green, Edwardstone, Sudbury, CO10 5PZ

and a TV point for added convenience.

ENSUITE: The bathroom features a semi-tiled wall-mounted splashback throughout, with a fully tiled, enclosed shower unit. Additional fittings include a W/C, hand wash basin, towel rail, and an extractor fan for added comfort and functionality.

BEDROOM 2: 14' 2" x 9' 8" (4.32m x 2.95m)

BEDROOM 3: 12' 00" x 9' 7" (3.66m x 2.92m)

BEDROOM 4: 10' 4" x 10' 4" (3.16m x 3.14m)

BATHROOM: 10' 4" x 5' 8" (3.15m x 1.73m) The bathroom boasts a three-piece suite, including a separate enclosed shower cubicle that is fully tiled. The walls are adorned with semi-tiled splash backs throughout, complementing the panelled bath with a matte black mixer tap. Additional features include a hand wash basin, towel rail, and W/C for a stylish and functional space.

REAR GARDEN: From the patio doors in the living room, step directly onto the Indian Sandstone patio, which wraps around to the side of the property and leads to the front. The rear garden is laid to turf and fully enclosed by 6ft fencing, offering privacy. A shingle stone area runs along the side of the property, providing access to the air source heat pump.

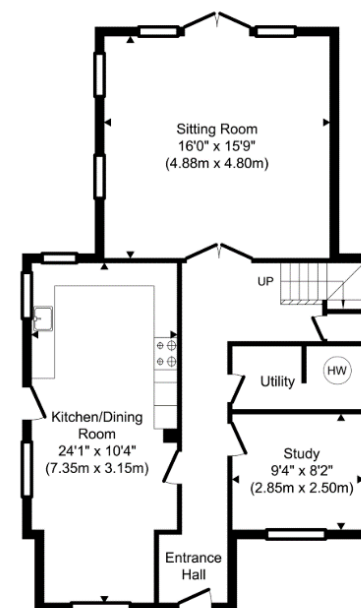
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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. David Burr have not tested the services.

SERVICES: Mains electricity, water and drainage. Heating via air source heat pump.

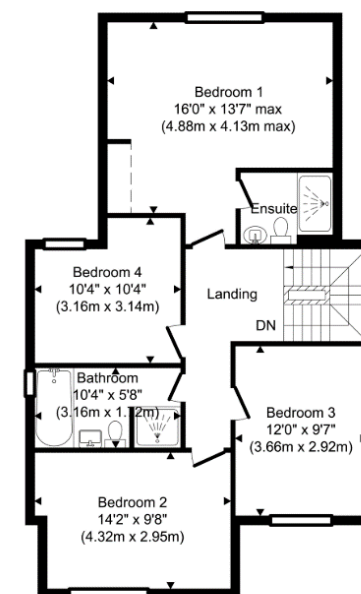
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council

VIEWING: Strictly by prior appointment only through DAVID BURR



Ground Floor
Approximate Floor Area
771.44 sq. ft.
(71.67 sq. m)



First Floor
Approximate Floor Area
769.72sq. ft.
(71.51 sq. m)

TOTAL APPROX. FLOOR AREA 1541.17 SQ.FT. (143.18 SQ.M.)

