



White Heather
Assington, Suffolk

**DAVID
BURR**



White Heather, The Street, Assington, Sudbury, Suffolk, CO10 5LW

Assington has a linear village street with public house, farm shop, incorporating a hair salon, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

Tucked away at the foot of a private access road, serving a handful of individual, traditionally crafted, high specification bungalows and one house is a two-bedroom (one en-suite) detached property of impressive standing located within walking distance of Assington farm shop complex, the Shoulder of Mutton public house and the village bus route. Enjoying a central village location whilst tucked away from Assington street, the location of this newly constructed home is set behind an oak framed porch with patterned clay tile roof line, finely crafted brick elevations with outstepped, cross hatched brickwork set beneath the roof line and a detached double garage with twin electric up and over doors. Ideally suited for those seeking a central village location with a high specification finish, underfloor heating and traditionally styled characteristics and features. Notable attributes include UPVC framed, heritage grade closed casement windows, engineered oak flooring with underfloor heating throughout the accommodation, a wood burning stove set within a recessed fireplace and a part vaulted kitchen/dining room, a utility room and two double bedrooms. Offered to the market with a CML certificate guarantee, further benefits include a porcelain tiled terrace, south facing gardens, ample private parking via a single driveway and a detached double garage with ample loft storage space and twin electric roller doors.

A two bedroom (one en-suite) newly constructed detached bungalow enjoying a central village location within the thriving parish of Assington. Tucked away, yet within walking distance of Assington farm shop complex, the Shoulder of Mutton public house and a bus route. Further benefits include a detached double garage, ample private parking and south facing rear gardens.

Oak framed entrance porch covers a grained effect, UPVC clad security door opening to:

ENTRANCE HALL: (5.81m x 1.46m) With engineered oak flooring throughout, panel glazed oak internal door, engineered flooring and panel glazed oak internal door opening to:

SITTING ROOM: (3.9m x 3.7m) Afforded a dual aspect with UPVC framed, heritage grade closed casement windows to front and side. The centrally positioned brick fireplace is the room's most striking feature with a grey brick hearth, detailed fireplace brickwork and inset wood burning stove.

VAULTED KITCHEN/DINING ROOM: (6.5m x 5.0m) An outstanding triple aspect kitchen complete with extensive range of handmade, soft close solid wooden base and wall units with marble preparation services over and upstands above. Hafele stainless steel single sink unit with vegetable drainer to side, mixer tap above and four ring Neff Hob with extraction above. The integrated appliances include a Neff double oven, Neff combination microwave oven, four ring ceramic hob with extraction above, full height Kenwood fridge/freezer and dishwasher. Integrated waste/recycling unit. The kitchen units comprise a range of soft close cutlery drawers, corner shelving units, fold out carousel units, deep fill, soft close pan drawers and a full height larder store with soft close integrated drawers. Porcelain tiled flooring throughout, closed casement

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window range to side affording an attractive aspect across the gardens and aluminium framed bi-folding doors across the rear elevation with south facing aspect across the rear, terrace and gardens beyond. Set beneath a vaulted roof line with LED spotlights, a circular brick framed ship style window and half height panel glazed oak door to:

UTILITY ROOM: (3.7m x 1.7m) Fitted with a matching range of shaker style base units with a full height recessed store, space and plumbing for washing machine and dryer. Hafele stainless steel single sink unit with mixer tap above, closed casement window to rear affording a southerly aspect and UPVC clad grained effect security door opening to the side terrace.

BEDROOM 1: (3.9m x 3.7m) With closed casement window range to front and door to:

EN-SUITE SHOWER ROOM: (2.1m x 1.8m) Fitted with ceramic WC, wash hand basin within a fitted base unit, fully tiled separately screened shower unit with both mounted and a handheld shower attachment and wall mounted towel radiator. Mounted mirror with touch sensitive lighting feature and frosted glass casement window to side.

BEDROOM 2: (3.7m x 3.0m) With closed casement window to side and oak double doors to recessed or recessed store room housing pressurised water cylinder. Also housing underfloor heating manifolds.

SHOWER ROOM: (2.1m x 1.8m) Fitted with ceramic WC, wash hand basin within a fitted unit and fully tiled, separately screened shower unit with mounted and handheld shower attachments. LED spotlights and wall mounted, touch sensitive mirror with lighting feature.

Outside

The property is approached by a private access road serving a handful of properties with the road forking right to a singled area of parking and direct access to the:

DOUBLE GARAGE: (5.5m x 5.5m) With twin electric roller doors to front, light and power connected, loft storage space and personnel door to side.

The rear gardens are particularly well screened with a curved terrace enveloping the rear aspect, continuing to the side of the property with gated access, shingle borders and an expanse of lawn beyond with established border planting.

TENURE: Freehold

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

EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///joked.writings.incomes

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** TBC

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

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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.



