



Walnut Tree Place, Sudbury CO10 1AN

welcome to

Walnut Tree Place, Sudbury

This lovely two double bedroom former show apartment is situated in one of the area's most exclusive developments and consists of an open plan kitchen and living/dining space with a sunny balcony, an ensuite shower room to master bedroom, an additional bathroom and dedicated parking for 2 cars.



Entrance Hall

Panelled fire-proof entrance door with peep hole. Double glazed sash window with blinds. Entry phone system. Two storage cupboards, one containing the gas combi boiler and the other containing the fibre internet connection. Fitted carpet. Ceiling light fitting.

Open Plan Kitchen

12' 6" x 8' 11" (3.81m x 2.72m)

Double glazed window (with blinds) to side aspect with views to St Gregory's church. Fitted kitchen with a range of matching wall and base units, with soft close doors and drawers and ample areas of work surfaces. Stainless steel one and a half bowl sink and drainer unit. Integral electric oven with gas hob and extractor hood over; integral fridge/freezer, washing machine/tumble dryer and dishwasher. Ceiling extractor fan with boost. Radiator. Tiles to floor. Ceiling light fitting.

Living/Dining Area

18' 9" x 14' 9" max (5.71m x 4.50m max)

Dual east/west aspects with three double glazed sash windows (all with blinds) with views to St Gregory's church. Double glazed door giving access to the west facing private balcony. Two radiators. Fitted carpet. Ceiling light fitting.

Bedroom One

15' 4" narrowing to 9' " x 14' 8" plus wardrobes (4.67m narrowing to 2.74m x 4.47m)

Dual north/south aspect with two double glazed sash windows (with blinds) with views to church. Fitted wardrobes, three doors with full height mirrors. Radiator, fitted carpet and ceiling light fitting. Two wardrobe doors give access to:

Ensuite Shower Room

Suite comprising low level WC with soft close seat/lid, wash hand basin and glass fronted shower cubicle with corner shelves. Tall heated towel rail, extractor fan, shaver point. Mirrored bathroom cabinet. Tiled floor.

Bedroom Two

15' 2" + recess x 9' 5" (4.62m + recess x 2.87m)

Two double glazed sash windows with blinds. Radiator, fitted carpet and ceiling light fitting.

Bathroom

Bathroom suite comprising low level WC with soft close seat/lid, wash hand basin and bath with mixer tap and shower over. Mirrored bathroom cabinet, extractor fan and radiator. Tiled floor.

Communal Areas & Parking

The apartment benefits from two allocated and numbered tandem parking spaces as well as ample additional allocated visitors' parking. St Gregory's development has well maintained communal areas which include the security protected entrance hall, gardens and other green open spaces. There is a secure bicycle store with coded access door within the building.

Location And Directions

Sudbury has a wide range of amenities including various sports clubs, cultural societies, the renowned Quay Theatre, a twice weekly market, leisure facilities, pubs and restaurants and a good choice of shopping outlets including several supermarkets. The famous water meadows are right on the doorstep and provide ample opportunities for walking and enjoying the wildlife, with much more countryside surrounding the town. The railway station is at the end of the branch line from Marks Tey and provides an hourly interval service to London Liverpool Street station taking about 1 hour 20 minutes. Sudbury lies 14 miles to the north of Colchester, 14 miles to the south of Bury St Edmunds and there is easy access from the town via Halstead and Braintree to the A120, M11 and Stansted Airport. Walnut Tree Place is part of the St Gregory's Place development on Walnut Tree Lane on the west side of the town, next to and above the famous water meadows.



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Walnut Tree Place, Sudbury

- Two double bedrooms
- En suite shower room to master bedroom
- Separate bathroom
- Ample storage space
- Fibre broadband internet

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110467 - 0006

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