



Walnut Tree Place, Simon Theobald Close, Sudbury CO10 1AN

welcome to

Walnut Tree Place, Simon Theobald Close, Sudbury

Set within the Historic Walnut Tree development is this beautiful three bedroom home, offering stunning open plan living with bi-fold doors on to a balcony and is enhanced with allocated parking.



Entrance Hall

Double glazed entrance door and double glazed window to front aspect. Stairs rising to first floor. Two radiators. Large understairs cupboard, large boiler cupboard. Doors leading to bedrooms.

Bedroom One

18' 3" x 8' 11" (5.56m x 2.72m)
Double glazed sash window. Fitted wardrobes.
Radiator. Door leading to:-

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

15' 11" max x 9' 9" (4.85m max x 2.97m)
Double glazed sash window. Radiator.

Bedroom Three

12' 11" max x 8' 6" (3.94m max x 2.59m)
Double glazed sash window. Radiator.

Bathroom

Double glazed sash window. Suite comprising low level WC, wash hand basin and bath with mixer tap and power shower over. Radiator.

Lounge

18' x 15' 2" (5.49m x 4.62m)
Bi-fold doors leading to south facing balcony. Air conditioning unit. Two radiators. Opening onto:-

Kitchen

12' 9" x 10' 3" (3.89m x 3.12m)
Velux window. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Breakfast bar. Integral oven with hob and hood over. Integral fridge/freezer. Space for washing machine. Extractor fan.

Landing

Study area. Radiator.

Communal Areas & Parking

The property benefits from two allocated 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 halls to the apartments, gardens and other green open spaces. There is a secure bicycle store with coded access door within the building.

Location

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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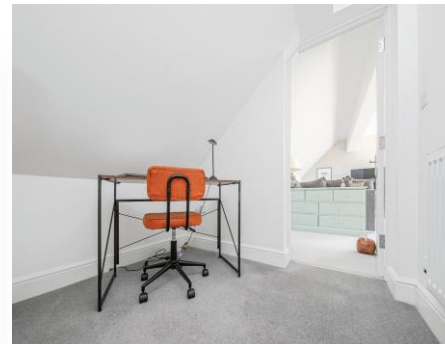
- Three bedrooms
- Stunning open plan kitchen/living
- Bi-fold doors to balcony
- En-suite to master bedroom
- Two allocated parking spaces

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2289.54

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 29 Jun 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110744 - 0005

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