



**1 Fields View,
Sudbury, Suffolk**

**DAVID
BURR**



1 FIELDS VIEW, SUDBURY, SUFFOLK, CO10 1BJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A detached three-bedroom house situated on a residential cul-de-sac within short walking distance of town amenities. The property contains accommodation over two levels which includes a sitting room, kitchen/dining room and a ground floor cloakroom with three bedrooms on the first floor and a family bathroom. There is the additional benefit of a private enclosed rear garden, off-road parking and a garage.

A three-bedroom detached house with garden, garage and parking.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor and doors leading to:-

SITTING ROOM: (4.60m x 3.25m) A well-proportioned room with a central feature fireplace with floor-to-ceiling uPVC double doors opening onto the rear garden.

KITCHEN/DINING ROOM: (5.41m x 3.01m) Containing a range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side and a four-ring gas hob. Space for a free-standing refrigerator, separate freezer and space and plumbing for a washing machine. Plenty of space for a dining table and chairs, window and door opening onto the rear garden and with a useful understairs storage cupboard off.

CLOAKROOM: Containing a WC and wash hand basin.

First Floor

LANDING: With a window overlooking the rear garden and doors leading to:-

BEDROOM 1: (3.44m x 3.08m) A comfortable double bedroom with both a double and single fitted wardrobe.

BEDROOM 2: (3.43m x 3.28m) A further well-proportioned double bedroom.

BEDROOM 3: (2.64m x 2.30m) With the potential to be utilised as a third bedroom or study and with an outlook to the rear.

BATHROOM: (2.08m x 1.83m) Containing a bath, W.C. and wash hand basin.

Outside

To the right-hand side of the property is a driveway which serves three properties and leads onto an area of **OFF-ROAD PARKING** and in turn onto a **GARAGE**. The rear garden contains an area of lawn with a mature wisteria plant and two terraces for seating or storage.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to 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.

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LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: D

PRICE: £1,300 pcm

DEPOSIT: £1,500

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 900 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone.

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/>.

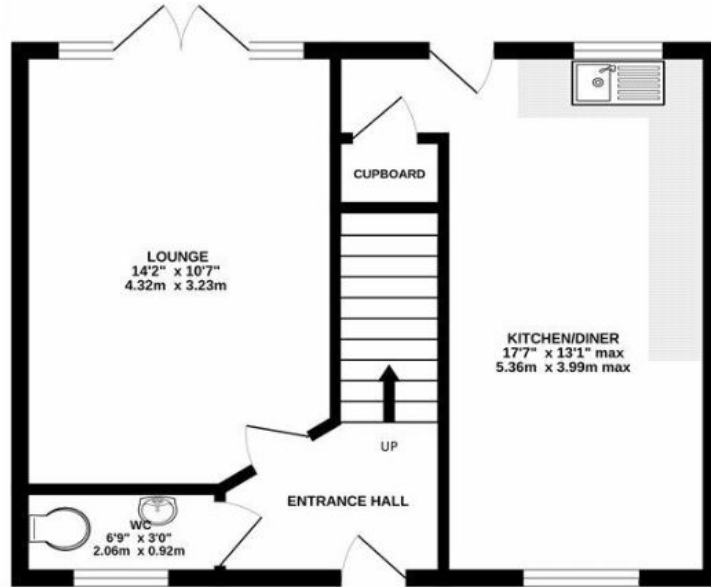
WHAT3WORDS: seagulls.kidney.enforced

VIEWING: Strictly by prior appointment only through DAVID BURR.

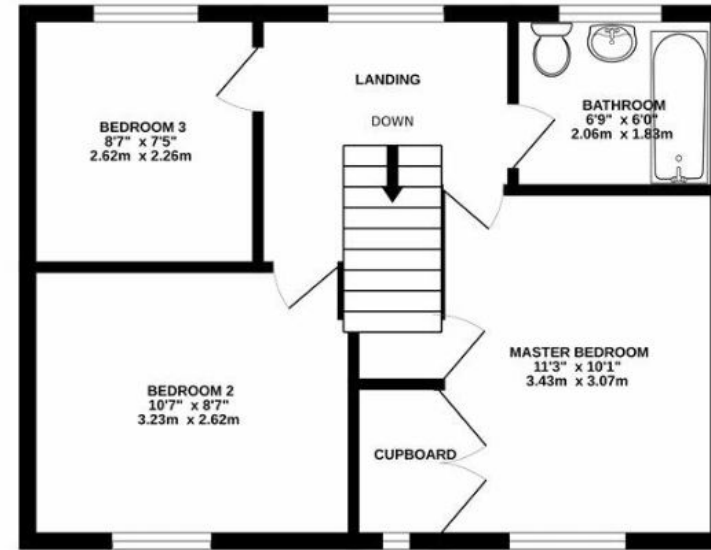
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GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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