



**13 Beaconsfield Close,  
Sudbury, Suffolk**

**DAVID  
BURR**





# 13 BEACONSFIELD CLOSE, SUDBURY, SUFFOLK, CO10 1JR

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 three-bedroom detached house in a superb town centre location on a quiet cul-de-sac adjacent to the water meadows. The property contains accommodation over two levels including a sitting room/dining room, kitchen and utility/cloakroom at ground floor with three bedrooms and a bathroom upstairs. There is the further benefit of a private driveway, garage and private enclosed rear garden. **NO ONWARD CHAIN.**

## **A three-bedroom detached house in a highly desirable cul-de-sac within short walking distance of the centre of Sudbury.**

Front door leading to:-

**ENTRANCE VESTIBULE:** With space for coats and shoes, exposed brickwork and door leading to:-

**ENTRANCE HALL:** With staircase rising to first floor and two useful storage cupboards off (one containing the gas boiler). Door leading to:-

**SITTING/DINING ROOM:** A well-proportioned dual aspect room with space for seating and ample room for a dining table and chairs.

**KITCHEN:** Recently refitted with a contemporary finish with a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side and a four-ring Lamona hob. Integrated Lamona cooker, space for refrigerator and fitted storage cupboard off. Door leading to:-

**Rear Hall:** With a door leading onto the garden, access to garage and further door leading to:-

**UTILITY/CLOAKROOM:** With space and plumbing for a washing machine and also containing a WC and a wash hand basin.

### **First Floor**

**LANDING:** With a storage cupboard with fitted shelving off and doors leading to:-

**BEDROOM 1:** A well-proportioned double room with a fitted wardrobe with inset shelving and hanging rail. Door opening onto a balcony.

**BEDROOM 2:** A further double bedroom with an outlook over the rear garden.

**BEDROOM 3:** An ideal guest bedroom with a door opening onto the balcony.

**BATHROOM:** Containing a panelled bath with tiled surround, mixer tap and shower attachment over and a vanity suite wash hand basin.

**CLOAKROOM:** Containing a WC.

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## Outside

In front of the property is a private driveway which provides **OFF-ROAD PARKING** and leads onto the:-

**GARAGE:** With up-and-over door, power and light connected.

To the rear is a private enclosed garden which has been landscaped with a stone paved terrace adjacent to the property itself and steps leading up to areas of lawn enclosed by fencing.

**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 C – A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

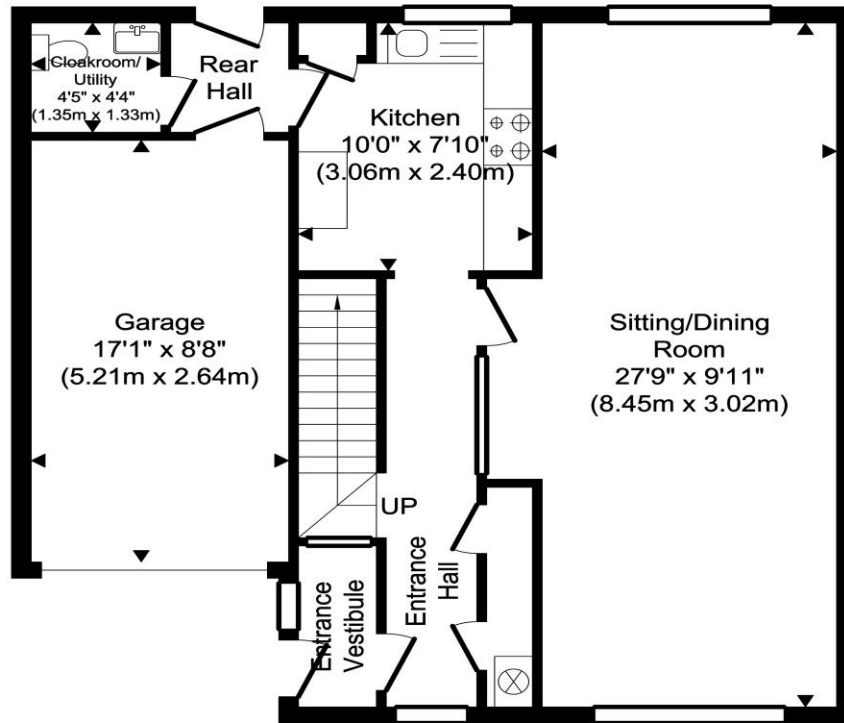
**WHAT3WORDS:** tadpole.mushroom.travel

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

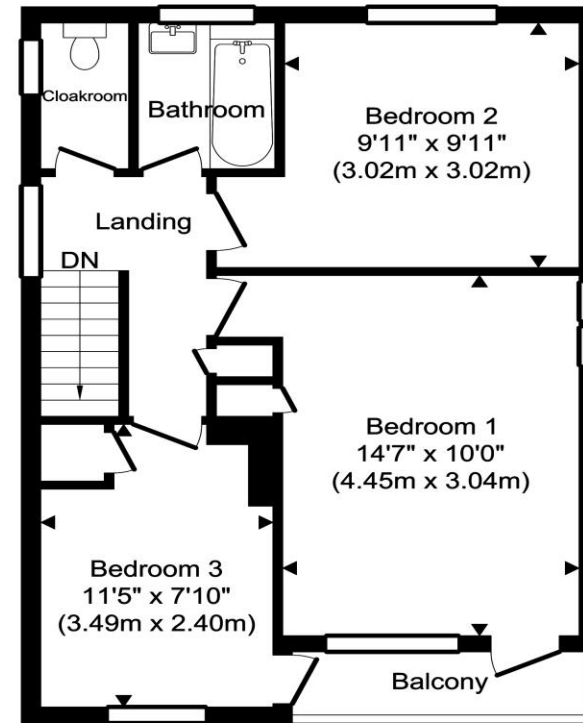
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Ground Floor  
Approximate Floor Area  
698.47 sq. ft.  
(64.89 sq. m)



First Floor  
Approximate Floor Area  
472.32 sq. ft.  
(43.88 sq. m)

TOTAL APPROX. FLOOR AREA 1170.79 SQ.FT. (108.77 SQ.M.)  
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