



**26 Rubens Walk,
Sudbury, Suffolk**

**DAVID
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26 RUBENS WALK, SUDBURY, SUFFOLK, CO10 1QE

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.

This spacious three storey family home has been extended and refurbished by the current owners to create a second reception room to the rear and fourth bedroom to the second floor and is situated towards the end of a quiet cul-de-sac.

A spacious family home with garden and parking.

ENTRANCE HALL: An inviting space with staircase leading to first floor and useful understairs cupboard and doors leading to:-

SITTING ROOM: A particularly spacious room with a bank of contemporary cupboards offering useful storage with oak worktop above finished with a solid oak flooring with large understairs storage cupboard and opening to:-

DINING ROOM/GARDEN ROOM: A light sociable room with French doors leading out to rear garden with side window and Velux windows offering natural light with matching contemporary storage cupboards to the sitting room with oak worktop above providing a study space.

KITCHEN: Fitted with a wide range of traditional storage cupboards with a thick stone effect worktop incorporating an oven, gas hob with extractor above, sink with drainer unit and mixer tap with space for washing machine and fridge/freezer.

CLOAKROOM: A two-piece suite consisting of a close coupled WC, pedestal wash hand basin and tiled splashback.

First Floor

LANDING: Staircase leading to second floor and doors leading to:-

MASTER BEDROOM: Double built-in wardrobe as well as ample space for other bedroom furniture with door leading to:-

EN-SUITE: A three-piece suite consisting of a double width walk-in shower with shower screen and attractive tiled surround, close coupled WC, wash hand basin with mixer tap and vanity unit.

BEDROOM 2: A generous second bedroom with double built-in wardrobe and views over the rear garden.

BEDROOM 3: A light single bedroom with views over the rear garden.

BATHROOM: A three-piece suite consisting of a large panel bath with mixer tap and overhead shower, close coupled WC and pedestal wash hand basin.

Second Floor

BEDROOM 4: A cleverly thought-out loft conversion with initial dressing room seating area with space for a large bed beyond as well as useful eaves storage cupboards.

Outside

To the front of the property you will find a driveway that provides **OFF-ROAD PARKING** with access to the **GARAGE** with up-and-over door and power

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connected and service door leading to the front garden. The front garden has been landscaped for low maintenance with a wrought-iron fenced boundary and gate with the front garden being predominantly paved with shingle borders for potted plants with storage shed and side access gate leading to rear garden.

To the immediate rear of the property is a terrace seating area being a great space for entertaining with steps up to an artificial grass area that becomes a real suntrap later in the day.

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.

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

COUNCIL TAX BAND: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: whirlwind.file.reduce

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 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.



