



**87 Ballingdon Street,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 87 BALLINGDON STREET, SUDBURY, SUFFOLK, CO10 2DA

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 charming three double bedroom 16<sup>th</sup> century cottage boasting many original character features. To the rear is a pretty cottage style garden with the more recent addition of a home office. Private off road parking available by separate negotiation.

## A charming three-bedroom characterful cottage with home office and garden.

**ENTRANCE VESTIBULE:** A solid oak door and Suffolk latch ironmongery brings you to this room with space for shoes and coats, exposed timbers and chimney breast with solid wooden door leading to:-

**SITTING ROOM:** A charming heavily timbered room with good ceiling height full of natural light with sash window and bay window offering street scene views to the front with your attention immediately drawn to the large inglenook fireplace with soft red brick surround, oak bressumer beam and Suffolk white brick hearth with inset log burner and staircase leading to the first floor. This room is finished with a light oak floor with door leading to:-

**KITCHEN/DINING ROOM:** A particularly sociable space stretching across the back of the property with initial dining area enjoying a corner fireplace with stone hearth and inset log burner with pretty views over the rear garden. Beyond here you will find a bespoke solid oak fitted kitchen offering useful storage with beech worktop incorporating a ceramic butler sink with mixer tap and drainer unit, space for a small Range cooker with extractor above, integrated dishwasher, space for fridge/freezer and matching pantry style cupboard to the further eye-level storage units. Opening to:-

**Rear Hall:** A particularly useful room with space for shoes and coats finished with a tiled flooring with French doors leading to rear garden terrace and door leading to:-

**UTILITY/CLOAKROOM:** With space for washing machine and tumble dryer, fitted WC and wash hand basin with attractive tiled splashback.

### First Floor

**LANDING:** Exposed chimney brickwork and original timbers and exposed floorboards with solid wooden doors leading to:-

**BEDROOM 1:** A delightful master bedroom with exposed timbers and double sash window offering street scene views to the front with built-in wardrobe offering shelving and hanging rail space with ample space for bedroom furniture.

**BEDROOM 2:** A generous second bedroom with double built-in wardrobe and casement window offering pretty views over the cottage style rear garden with large eaves storage cupboard.

**FAMILY BATHROOM:** A three-piece suite consisting of a large panel bath with overhead shower and shower screen, pedestal wash hand basin and close coupled WC finished with Victorian style fittings with engineered oak flooring.

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## Second Floor

**SITTING/DRESSING ROOM:** Accessed off the first floor landing, this is a part vaulted room exposing many of the original timbers as well as a soft red brick chimney breast. This room has previously been utilised as a sitting room or dressing room to bedroom 3 and could offer a range of different uses. Solid wooden door leading to:-

**BEDROOM 3:** A charming double bedroom with exposed timbers and casement window offering elevated views over the rear garden and countryside beyond.

## Outside

To the immediate rear of the property you will find a terrace seating area being a great space for entertaining with a footpath leading to the back of the garden with borders either side offering seasonal colour as well as rose bushes, shrubs and established hedging passing an expanse of lawn before reaching the home office.

**HOME OFFICE:** This is a more recent addition with log burning stove and neighbouring store.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

The property is Grade II listed and sits within a conservation area.

**EPC RATING:** Exempt - Listed.

**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.

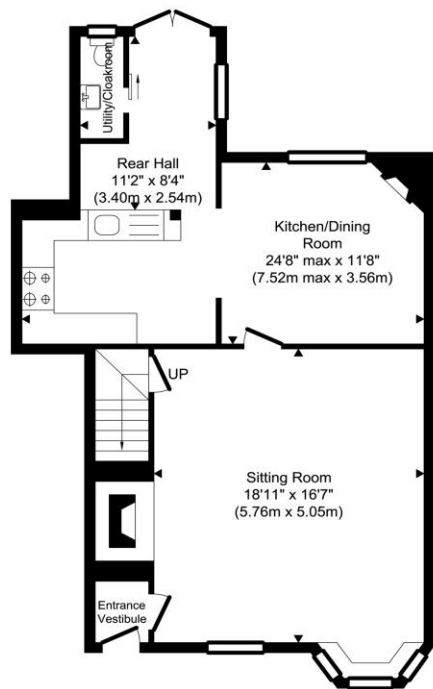
**CONSTRUCTION TYPE:** Timber framed.

**WHAT3WORDS:** extend.series.pills

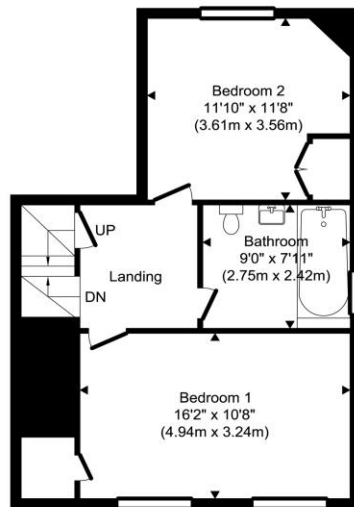
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

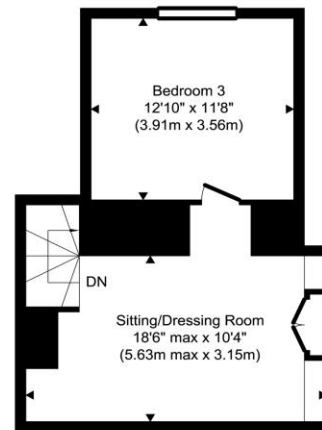
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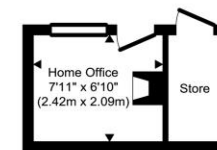
Ground Floor  
Approximate Floor Area  
741.63 sq. ft.  
(68.90 sq. m)



First Floor  
Approximate Floor Area  
530.55 sq. ft.  
(49.29 sq. m)



Second Floor  
Approximate Floor Area  
400.09 sq. ft.  
(37.17 sq. m)



Outbuilding  
Approximate Floor Area  
79.11 sq. ft.  
(7.35 sq. m)

TOTAL APPROX. FLOOR AREA 1751.39 SQ.FT. (162.71 SQ.M.)

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