



DAVID
BURR

**Ashleigh Lodge, Waldingfield Road,
Sudbury, Suffolk**



ASHLEIGH LODGE, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PP

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 spacious four-bedroom detached family home with ample off-road parking, double garage and a generous westerly facing rear garden that is incredibly private.

A four-bedroom detached family home with generous garden and parking.

Front door leading to:-

ENTRANCE HALL: An inviting room with space for shoes and coats with useful understairs storage cupboard and glass panel doors leading to:-

SITTING ROOM: A wonderfully light room stretching from front to back with glass sliding doors leading to a rear terrace with pretty views over the garden beyond with your attention immediately drawn to a brick fireplace with coal effect gas fire and useful alcoves for sitting room furniture.

DINING ROOM: A more formal reception room with glass doors leading to the conservatory and arched opening leading to:-

KITCHEN: The kitchen is fitted with a wide range of traditional cupboards with a thick stone effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap, dishwasher and space for a fridge and oven with pretty views over the rear garden. Glass panel door leading to:-

UTILITY ROOM: This room is fitted with a number of traditional cupboards with a stone effect worktop, integrated sink with drainer unit and mixer tap, space for washing machine, tumble dryer and a further fridge/freezer with an obscure glass panel door leading to rear and pretty views over the rear garden.

CONSERVATORY: Accessed off the dining room, this is a great space to enjoy panoramic views over the private rear garden with French doors leading to a decked terrace sating area.

STUDY/BEDROOM 5: This room has been recently used as a home office but would work well as an additional bedroom with neighbouring cloakroom with charming views over the front garden.

CLOAKROOM: A contemporary suite consisting of a WC and wash hand basin with mixer tap and vanity unit with attractive tiled surround and heated towel rail.

First Floor

LANDING: Airing cupboard with extensive shelving and doors leading to:-

MASTER BEDROOM: Stretching from front to back, this room is divided into two distinct areas with an initial sleeping area with large window overlooking the rear garden with a dressing room area beyond this that is fitted out with a range of mirror fronted cupboards with hanging rail and shelving storage. Door leading to:-

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EN-SUITE: A three-piece suite consisting of a WC, wash hand basin with vanity unit and mixer tap, large corner shower cubicle with attractive tiled surround and heated towel rail.

BEDROOM 2: A generous second bedroom with fitted wardrobes and lovely views over the westerly facing rear garden.

BEDROOM 3: A generous double with built-in sliding wardrobes and views over the rear garden.

BEDROOM 4: An occasional guest bedroom with views over the front garden and double built-in wardrobe.

BATHROOM: A contemporary three-piece suite consisting of a large L-shaped bath with central mixer tap, overhead shower and shower screen, WC and wash hand basin with mixer tap and vanity unit, attractive tiled surround and heated towel rail.

Outside

A long granite chip drive provides ample **OFF-ROAD PARKING** and in turn access to the **DOUBLE GARAGE** with up-and-over doors and power connected with further turning space providing further parking. An established hedge sits to the front of the property with the rest of the garden being predominantly laid to lawn with established borders offering seasonal colour with side access gate leading to rear.

The rear garden is one of the property's most attractive features being of a westerly facing aspect enjoying sunshine throughout the afternoon with an initial terrace seating area being a great space for alfresco dining with a well-manicured lawn beyond with established hedge boundaries and borders offering seasonal colour.

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: E.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: decency.outs.collapsed

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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Approximate Area = 1933 sq ft / 179.6 sq m (includes garage)

For identification only - Not to scale



