



**Oakwood Cottage, 39 Gregory Street,
Sudbury, Suffolk**

DAVID
BURR



OAKWOOD COTTAGE, 39 GREGORY STREET, SUDBURY, SUFFOLK, CO10 1BA

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 unique detached character cottage situated within a highly desirable location within striking distance of both town amenities and the water meadows. The property contains accommodation over two levels which includes a sitting/dining room, kitchen, utility/boot room and cloakroom with two double bedrooms and a bathroom on the first floor. The property benefits from low maintenance courtyard gardens and is offered with **NO ONWARD CHAIN**.

A two-bedroom detached brick and flint cottage situated in a desirable town centre location.

PORCH: With tongue-and-groove panelling and a front door leading into:-

KITCHEN: Containing 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. Space for a free-standing refrigerator, integrated Zanussi oven with four-ring Zanussi gas hob with extractor over and a window overlooking the garden. Doors leading to:-

SITTING/DINING ROOM: Well-proportioned with twin sash windows allowing for plenty of natural light, staircase rising to first floor with useful storage area below.

UTILITY/BOOT ROOM: With tiled flooring, space and plumbing for a washing machine with a worksurface and shelving above, door opening onto the garden and sliding door leading to:-

CLOAKROOM: Containing a WC and a wash hand basin.

First Floor

LANDING: With access to loft storage space and doors leading to:-

BEDROOM 1: A double room with a range of fitted wardrobes and secondary glazing.

BEDROOM 2: A further double bedroom also benefitting from fitted wardrobes and secondary glazing.

BATHROOM: Containing a bath with shower over, WC and pedestal wash hand basin.

Outside

The property's outside space is arranged into two main areas with a front garden enclosed by wrought-iron fences with a brick paved pathway leading to the front door and well stocked borders adjacent. A rear door from the utility/boot room leads onto a useful area of paving with a discreet area for bin storage, pedestrian gate leading onto Gregory Street and a courtyard garden which contains a timber storage shed, area of seating and well stocked beds.

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

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AGENT'S NOTES

The property is Grade II listed and is situated in a conservation area.

EPC RATING: Band D – 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 and flint

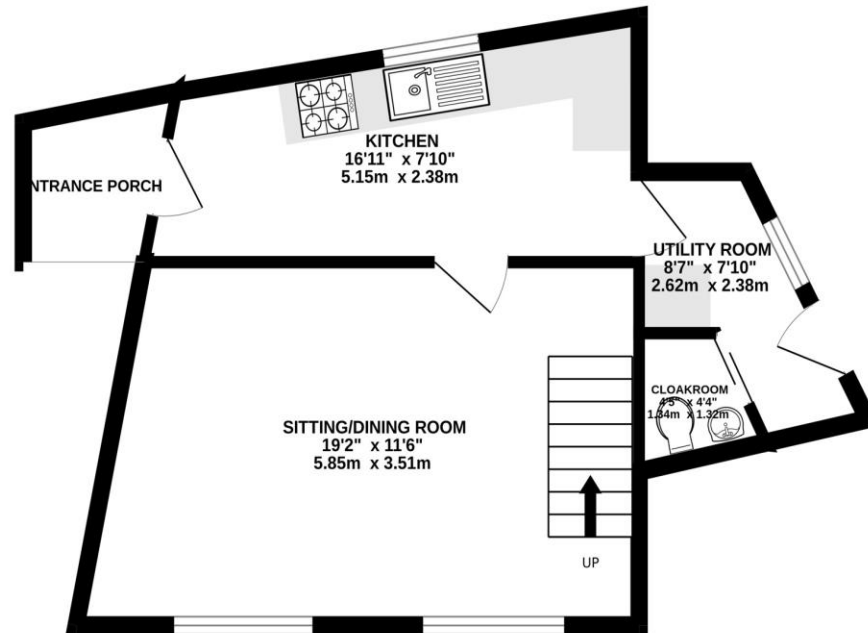
WHAT3WORDS: control.snippets.airports

VIEWING: Strictly by prior appointment only through DAVID BURR.

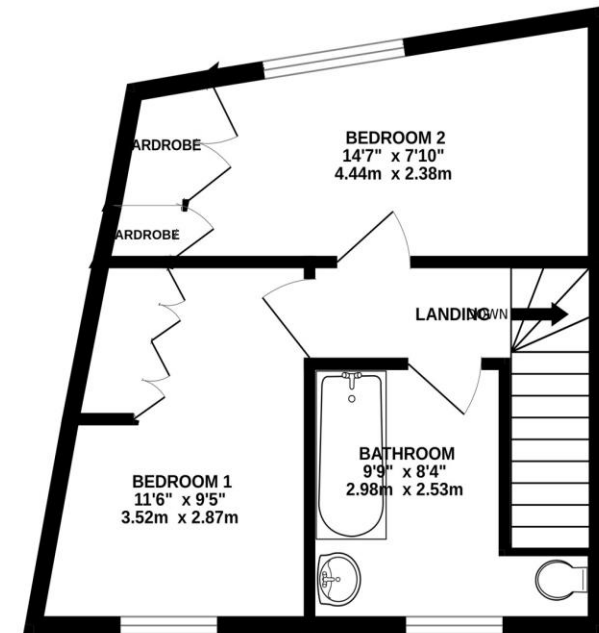
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GROUND FLOOR



1ST FLOOR



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