



DAVID
BURR

**Wild Cherry House, The Street,
Foxearth, Sudbury**



WILD CHERRY HOUSE, THE STREET, FOXEARTH, SUDBURY, CO10 7JG

Foxearth is a highly sought-after village characterised by its variety of period buildings and local amenities include a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about 40 minutes drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

An elegant Victorian semi-detached village house which has undergone significant refurbishment and improvements in recent years. The property contains charming and characterful accommodation particularly well-suited to modern living with a range of high-end fixtures and fittings. Accommodation includes a sitting room, dining room, kitchen with utility cupboard off and a ground floor study and cloakroom. Upstairs are three bedrooms (the master with en-suite) and a family bathroom. Outside the property benefits from a private driveway with EV charging point, providing off-road parking enclosed by a hardwood gate whilst to the rear is a private enclosed south-west facing garden with terracing and expanse of lawn.

A three-bedroom Victorian semi-detached house which has undergone recent thorough refurbishment.

Front door leading to:-

ENTRANCE VESTIBULE: With plenty of space for coats and shoes and a wood and glass panel door opening into:-

DINING ROOM: With staircase with open studwork leading to the first floor and a useful understairs storage cupboard off. Plenty of space for a large dining table and chairs and a central chimney breast with inset potbelly stove situated on a brick tiled hearth. Recessed storage and display shelving to each side and floor-to-ceiling glass double doors opening into:-

KITCHEN: With exposed wood floorboards and a matching range of base and wall level solid wood cupboards with worksurfaces incorporating a stainless-steel one-and-a-half sink with mixer tap above and drainer to side and a four-ring Whirlpool hob with extractor fan above. Integrated double Baumatic oven, space and plumbing for a washing machine and space for a free-standing refrigerator/freezer. Windows overlooking the garden and a door leading onto a useful:-

UTILITY CUPBOARD: A spacious area with space and plumbing for a washing machine and further storage space above.

BOOT ROOM: With space for coats and shoes and floor-to-ceiling glass panels and double doors opening onto terracing. Door leading into:-

STUDY: A versatile room with a continuation of exposed wood floorboards, feature fireplace and also containing the oil boiler. This room could be utilised as an ideal space to work from home and benefits from a door leading into:-

CLOAKROOM: Containing a WC and wash hand basin.

SITTING ROOM: An elegant reception room with Karndean herringbone wood effect flooring and fitted storage to one side of the central chimney breast with an open brick hearth. Attractive bay window with fitted slatted shutters and deep cornicing throughout.

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First Floor

LANDING: With access to loft storage space with drop down hatch and ladder, LED spotlighting and doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with vaulted ceiling and exposed timbers and a range of fitted wardrobes. Window with a view over the garden and door leading to:-

EN-SUITE: Containing a tiled shower cubicle with glass sliding door, WC, pedestal wash hand basin and a chrome heated towel rail. Skylight allowing for natural light.

BEDROOM 2: A further double room with a beautiful bay window overlooking the front garden and street scene below.

BEDROOM 3: An ideal children's room with picture rail throughout.

BATHROOM: Beautifully finished with House of Hackney wallpaper and thick ornate cornicing throughout and a skylight allowing for plenty of natural light. Matte black 'Rak' WC, vanity suite wash hand basin with storage below and an impressive free-standing contemporary double ended bath with mixer tap and shower attachment over. School style radiator, patterned tile flooring and an airing cupboard off.

Outside

To the front of the property is a private driveway with a sliding gate ideal for those with a need for additional security for pets or children. There is the additional benefit of an electric vehicle charging point and a hardwood pedestrian gate leading into the rear garden. Adjacent to the property itself is a newly installed stone paved terrace ideal for seating and enclosed by a mellow red brick wall. An expanse of lawn is bordered by flowerbeds with climbers allowing for seasonal colour.

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

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: C

TENURE: Freehold

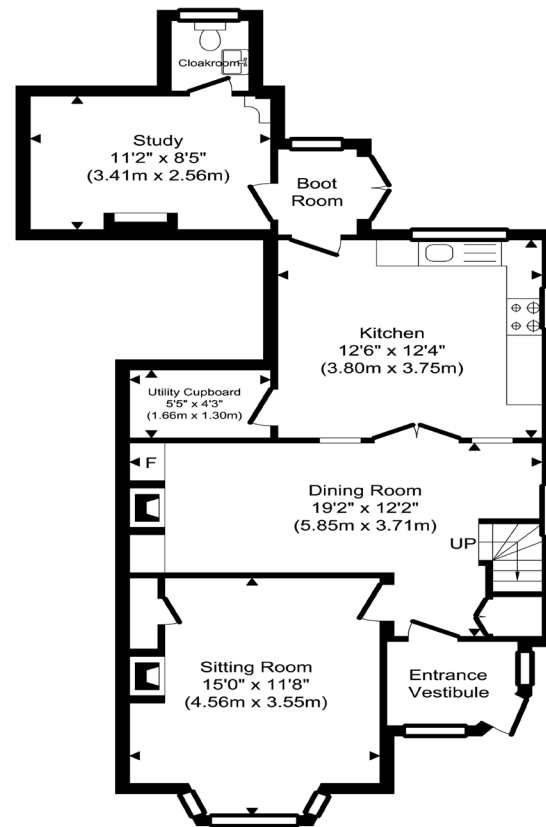
CONSTRUCTION TYPE: Brick

WHAT3WORDS: tasteful.themes.speaking

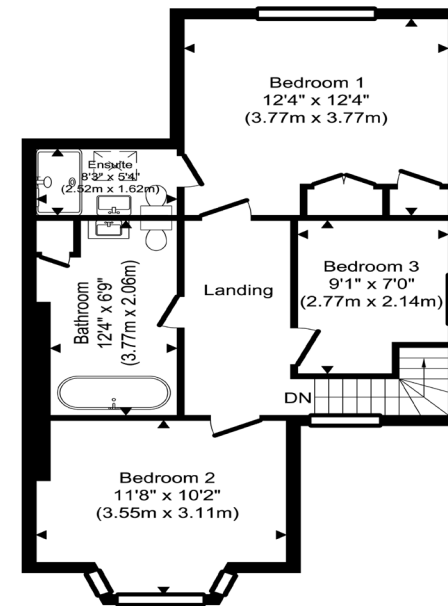
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
709.34 sq. ft.
(65.90 sq. m)



First Floor
Approximate Floor Area
541.31 sq. ft.
(50.29 sq. m)

TOTAL APPROX. FLOOR AREA 1250.65 SQ.FT. (116.19 SQ.M.)
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