



112 Queens Road  
Sudbury, Suffolk CO10 1PQ

DAVID  
BURR







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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.

Built in 1889 this charming four-bedroom detached family home occupies generous landscaped grounds of 0.22 Acres with off-road parking and garaging, within touching distance of both town amenities and Sudbury's famous water meadows.

## A characterful town house within generous grounds.

**ENTRANCE PORCH:** This is an inviting space finished with a terracotta tiled floor. Space for shoes and coats. Useful bench seating, with a wooden panelled door and stained-glass window leading to:-

**ENTRANCE HALL:** Edwardian-style staircase leading to first floor with door leading to cellar and further solid wooden panelled doors leading to:-

**SITTING ROOM:** This is a particularly elegant room full of nature light from the large bay sash window to the front with generous ceiling height and high skirting that continues throughout the ground floor. Your attention in this room is immediately drawn to the brick fireplace with inset log burner, slate tiled hearth and ornate marble moulded surround.

**DINING ROOM:** A generous second reception room with large bay window to the side and generous ceiling height with feature fireplace and useful alcoves for dining room furniture.

**KITCHEN/BREAKFAST ROOM:** This is a wonderfully sociable room with bi-fold doors to the rear terrace which is a real sun trap from the early morning through to the afternoon. The kitchen is fitted with a wide range of traditional Shaker-style units with brass fittings and a thick oak worktop with matching return. Integrated appliances include a double butler sink with central mixer tap, dishwasher, washing machine, freezer and large induction hob with double eye-level oven, heating tray and extractor. Space for freestanding fridge freezer. Sitting centrally within the room is a matching island unit with oak

worktop and breakfast bar seating area providing further storage as well as a wine fridge with matching double door larder-style cupboard beyond.

**CLOAKROOM:** A two-piece suite consisting of a traditional close-couple WC and wash hand basin and tiled splashback.

**CELLAR:** This room has recently been used as a study and offers fantastic storage with power lighting and heating as well as ventilation.

### First Floor

**LANDING:** Two double-door cupboards provide useful storage with one housing the hot water cylinder. Generous ceiling height continues throughout this floor with window to the front offering a pretty roofscape view with elevated views over the Sudbury water meadows in the distance. Solid wooden panelled door leading to:-

**MASTER BEDROOM:** A wonderfully light room with large sash bay window to the front with ample space for bedroom furniture and door leading to:- **EN-SUITE:** A three-piece suite consisting of a generous corner shower cubicle with tiled surround, close-coupled WC and pedestal wash hand basin with heated towel rail.

**BEDROOM 2:** A generous second bedroom with triple bay sash window to the side and two full-height double-door wardrobes providing ample storage.

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**BEDROOM 3:** Sash window to the side and space for a large double bed as well as other bedroom furniture.

**BEDROOM 4:** A spacious fourth bedroom set up as a guest bedroom with single bed and desk seating area, with sash window offering pretty views over the side garden.

**BATHROOM:** A three-piece suite consisting of a large corner bath with overhead shower and shower screen, close-coupled WC and pedestal wash hand basin with heated towel rail.

## Outside

A Suffolk white brick wall with pillars that form the front boundary, with driveway to one side providing **OFF-ROAD PARKING** and in turn access to the **GARAGE** which is particularly spacious with an electric roller-shutter door to the front, lighting and power connected. With separate footpath leading to the front door.

The front garden has been wonderfully landscaped with a range of mature shrubs and hedges as well as a box hedging to the front with an expanse of lawn and borders offering seasonal colour with the most amazing mature wisteria climbing up the front of the house by the entrance porch and bay window. Footpaths and access gates to either side provide access to the rear garden.

**REAR GARDEN:** To the immediate rear of the property is a block-paved terraced seating area with Suffolk white brick wall surround, being a great space for entertaining and to enjoy the garden from. A block paved and stepped footpath meanders its way up the garden through a hedgerow of lavender to a further raised terraced seating area where you can enjoy the array of colours from the well-stocked borders that have been cultivated across a number of years, offering colour all year round, planted out with spring bulbs and a range of trees, shrubs and hedges.

Beyond here is a less formal garden that is home to a range of fruit trees including greengages, Czar plum, Bramley apple and black mulberry. Here

you will find a wild garden, still offering an abundance of colour with stumpery and natural meadow for attracting wildlife. Beyond you will find a raised vegetable garden with mature raspberry cane bed, rhubarb and peas and space for much more. To the back of the garden are two useful outbuildings; one used as a storage shed and the other providing useful storage and with power connected this could be a particularly useful summerhouse.

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

**SERVICES:** Mains water and drainage. Electricity connected. Gas fired heating by 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:** F

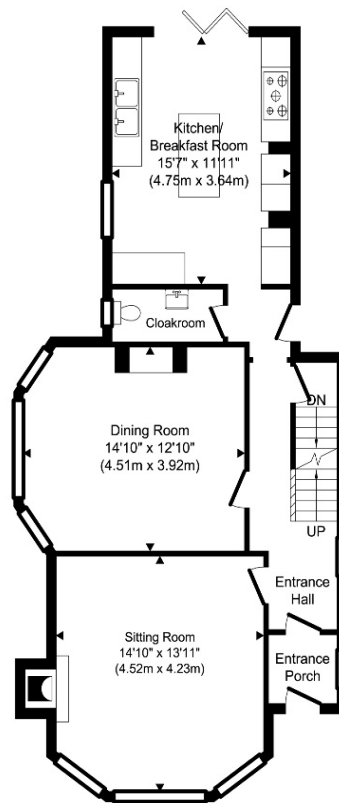
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

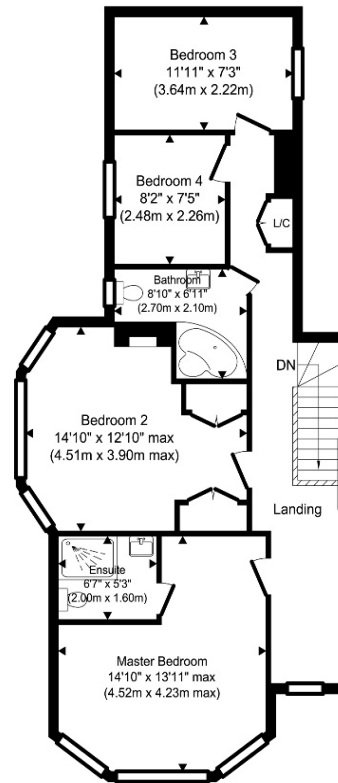
**WHAT3WORDS:** lyrics.trumped.champions

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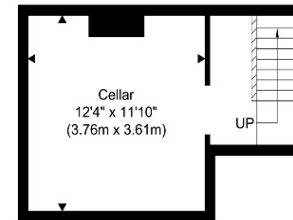
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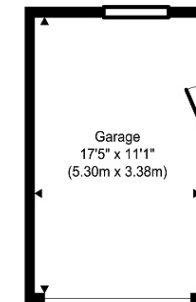
Ground Floor  
Approximate Floor Area  
742.70 sq. ft.  
(69.00 sq. m)



First Floor  
Approximate Floor Area  
742.70 sq. ft.  
(69.00 sq. m)



Cellar  
Approximate Floor Area  
196.97 sq. ft.  
(18.30 sq. m)



Outside  
Approximate Floor Area  
192.78 sq. ft.  
(17.91 sq. m)

TOTAL APPROX. FLOOR AREA 1875.18 SQ.FT. (174.21 SQ.M.)  
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