



DAVID
BURR

6 St Peters Court,
Christopher Lane, Sudbury, Suffolk



6 St Peters Court, Christopher Lane, Sudbury, Suffolk, CO10 2FF

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 three storey town house in need of some modernisation situated in a popular private development within a short walking distance of both town amenities and countryside walks. Accommodation includes a sitting room, dining room and kitchen together with four bedrooms served by two bathrooms. There is the further benefit of a south-west facing low maintenance courtyard garden, off-street parking and a garage. **NO ONWARD CHAIN.**

A four bedroom, two bathroom, end of terrace property with a south west facing garden, garage and parking within the centre of town.

Front door leading to:

ENTRANCE HALL: With staircase rising to the first floor with a storage cupboard below and a wood and glass panel door leading into:

SITTING ROOM: With plenty of space for seating arranged around a central fireplace with a stone surround and inset gas fireplace and a bay window to the front. Opening leading into:

DINING ROOM: With plenty of space for a dining table and chairs adjacent to glass sliding doors which open onto the garden. Semi-open plan to the:

KITCHEN: Containing a matching range of base and wall level units with work surfaces incorporating a one and a half sink, with mixer tap above and drainer to side and a four ring Neff hob. Integrated Neff oven and microwave, slimline Bosch dishwasher and AEG washing machine. Integrated freezer and refrigerator.

First floor

LANDING: With a door leading to a staircase rising to the second floor, linen cupboard off and further doors leading to:

BEDROOM ONE: A well-proportioned double bedroom with a range of integrated storage.

BEDROOM TWO: A further double bedroom with fitted storage and an outlook to the rear.

SHOWER ROOM: Containing a large shower with glass screen door and tiled surround, WC, heritage wash hand basin with storage below and a chrome heated towel rail.

Second floor

LANDING: With doors leading to:

BEDROOM THREE: A double bedroom with a large skylight allowing plenty of natural light and with eaves storage cupboard off.

BEDROOM FOUR: An ideal guest bedroom or study.

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

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Outside

The property approached over a private courtyard which serves St Peters Court as a whole and leads onto a private **OFF-ROAD PARKING SPACE**. There is the further benefit of a **GARAGE** within a block.

To the rear of the property is a sunny south-west facing courtyard garden, designed with low-maintenance in mind enclosed by a mellow red brick wall and with a pedestrian gate leading onto the access leading onto the garages.

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

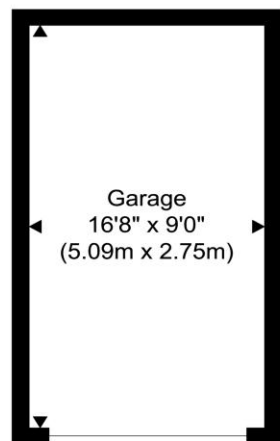
EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** D

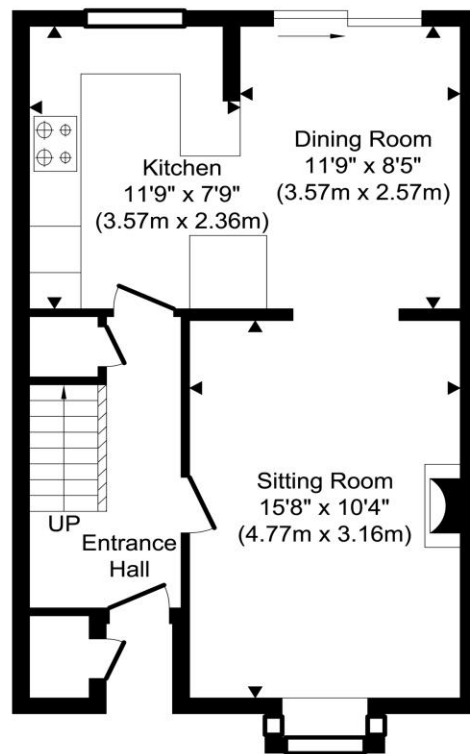
WHAT3WORDS: pronouns.mute.factory

VIEWING: Strictly by prior appointment only through DAVID BURR.

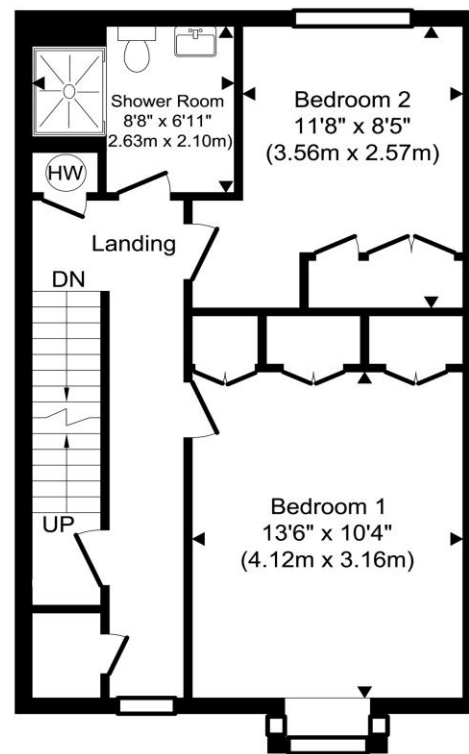
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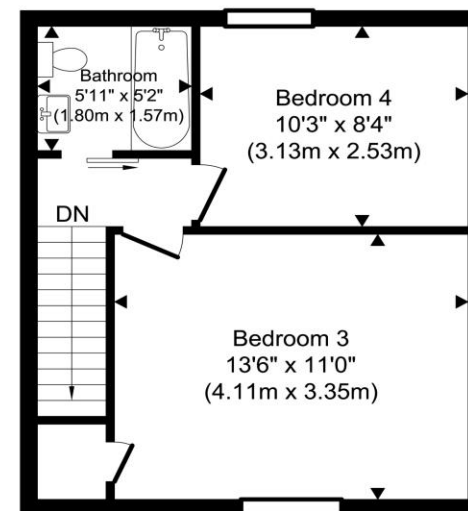
Outbuilding
Approximate Floor Area
150.58 sq. ft.
(13.99 sq. m)



Ground Floor
Approximate Floor Area
450.57 sq. ft.
(41.86 sq. m)



First Floor
Approximate Floor Area
465.00 sq. ft.
(43.20 sq. m)



Second Floor
Approximate Floor Area
323.67 sq. ft.
(30.07 sq. m)

TOTAL APPROX. FLOOR AREA 1389.83 SQ.FT. (129.12 SQ.M.)
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