



**6 Parker Place,
Sudbury, Suffolk**

**DAVID
BURR**



6 Parker Place, Sudbury, Suffolk, CO10 1YG

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 semi-detached town house situated in a highly regarded residential development within close distance of town amenities. The property contains accommodation over three levels which includes, on the ground floor, a versatile snug/study, a kitchen/dining room and a cloakroom. Over the first and second floors are a total of four bedrooms served by two bathrooms (one en-suite) and a well-proportioned sitting room. Outside, the property provides off-road parking as well as a garage and a south facing enclosed garden.

A four bedroom, two bathroom semi-detached town property with a south facing garden, garage and parking.

Front door leading to:

ENTRANCE HALL: With fitted coir matting, plenty of space for coats and shoes with a double fitted storage cupboard with inset shelving and hanging rail. Staircase rising to first floor and with doors leading to:

SNUG/STUDY: A versatile room which can be utilised as a space to work from home or as a reception room. uPVC double glazed window overlooking the front garden.

KITCHEN/DINING ROOM: Finished with a matching range of base and wall level units with worksurfaces incorporating a one and a half stainless steel sink with mixer tap above and drainer to side and a five ring gas hob with Hotpoint extractor fan over. Integrated appliances include a refrigerator and freezer, Hotpoint oven, Beko dishwasher and Indesit washing machine. Further space for a dining table and chairs adjacent to uPVC double doors overlooking the gardens and opening onto terracing. Further useful storage cupboard.

CLOAKROOM: Containing a WC and a pedestal wash basin with a tiled splashback.

First floor

LANDING: With staircase rising to the second floor and doors leading to:

BEDROOM ONE: A double bedroom with a view across the rear garden and a useful double wardrobe off. Door leading to:

EN-SUITE: Containing a corner shower with glass sliding doors and tiled surround. WC, pedestal wash basin and a chrome heated towel rail.

SITTING ROOM: A well-proportioned reception room with two windows with attractive Juliet balconies allowing for plenty of natural light and ample room for seating.

Second floor

LANDING: With a useful linen cupboard and door leadings to:

BEDROOM TWO: A double bedroom with a useful double wardrobe and window to front.

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BEDROOM THREE: A further double bedroom with a double wardrobe, access to loft storage space and an outlook to the rear.

BEDROOM FOUR/DRESSING ROOM: Currently utilised as a dressing room but could equally be used as a further guest bedroom, if required.

BATHROOM: Containing a P-shaped bath with mixer tap and shower attachment over, WC, pedestal wash basin and a chrome heated towel rail.

Outside

To the front of the property is a private driveway which provides **OFF-ROAD PARKING** for at least two vehicles in front of a:

GARAGE: With up and over door and light and power connected.

In front of the property is an area of lawn which contains a rowan tree and paved pathway leading up to the front door.

To the rear of the property is a **SOUTH FACING** private enclosed rear garden which contains a stone paved terrace adjacent to the property itself, which is ideal for entertaining and dining alfresco with a further area of lawn enclosed by fencing and flower beds with a pedestrian access to the rear. Further benefits include a water tap to both the front and rear and external lighting.

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

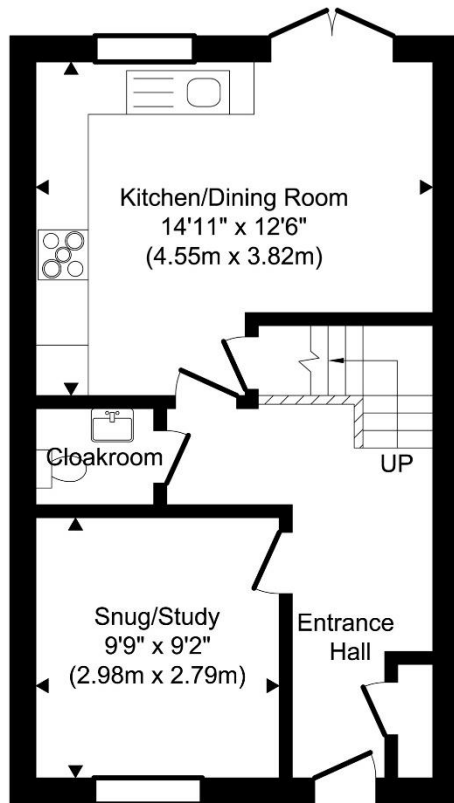
EPC RATING: Band C – A copy of the energy performance certificate is available on request.

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

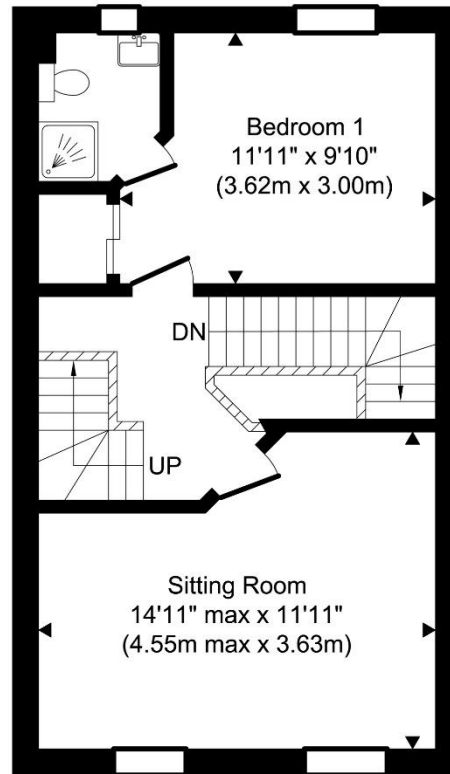
WHAT3WORDS: arming.clutches.chase

VIEWING: Strictly by prior appointment only through DAVID BURR.

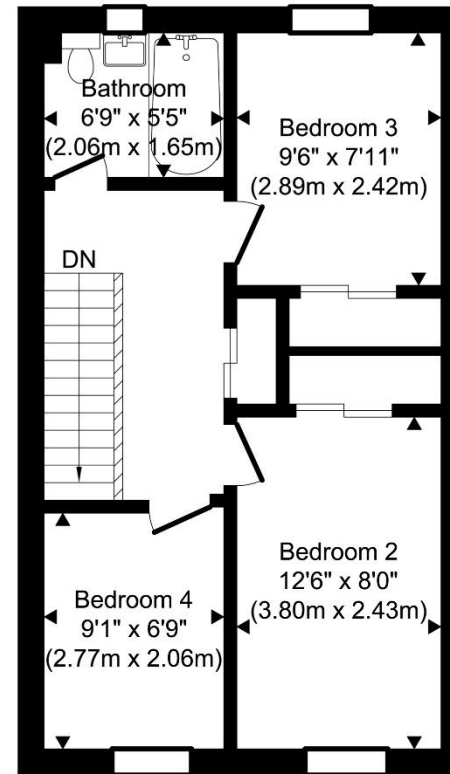
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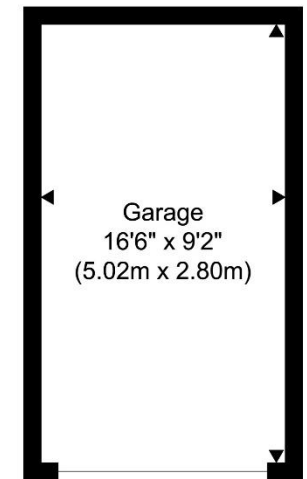
Ground Floor
Approximate Floor Area
401.60 sq. ft.
(37.31 sq. m)



First Floor
Approximate Floor Area
401.60 sq. ft.
(37.31 sq. m)



Second Floor
Approximate Floor Area
401.60 sq. ft.
(37.31 sq. m)



Outbuilding
Approximate Floor Area
151.23 sq. ft.
(14.05 sq. m)

TOTAL APPROX. FLOOR AREA 1356.03 SQ.FT. (125.98 SQ.M.)

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