



2 Salter Hall Mews
Sudbury, Suffolk

**DAVID
BURR**

2 Salter Hall Mews, Sudbury, Suffolk, CO10 2DU

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.

This spacious bungalow occupies an exceptional position in the heart of 'old Sudbury' conveniently placed for the town centre amenities in one direction and Valley walks/the water meadows in the other. Further benefits include a garage, ample parking and a charming walled south-west facing garden.

A spacious bungalow with a walled south-west facing garden in the heart of 'old Sudbury'

Door to:

ENTRANCE VESTIBULE: Tiled floor and door to:

ENTRANCE HALL: An inviting area with a useful cloaks cupboard, access to the loft storage space and doors to:

SITTING/DINING ROOM: (8.92m > 4.57m x 7.01m > 3.45m) **29'3" x > 23' x 11'4" (L shaped)** A splendid room with a wall of glass incorporating a set of double doors opening out onto terracing and the garden beyond.

KITCHEN/BREAKFAST ROOM: (4.88m x 3.51m) **16' x 11'6"** Cleverly designed to incorporate a large bay window that provides views over the garden. There are an extensive range of limed oak fronted units and worktops with an inset single drainer sink unit, vegetable drainer and mixer tap over. Integrated fridge, dishwasher and electric oven with four ring hob and extractor fan over. Door to:

UTILITY ROOM: (2.39m x 1.55m) **7'10" x 5'1"** With a range of limed oak fronted units and worktops incorporating a single drainer sink unit and mixer tap over.

CLOAKROOM: Fitted WC and wash hand basin.

Inner Hall: Large walk in shelved linen cupboard, access to loft storage space and doors to:

BEDROOM 1: (4.22m x 3.76m) **13'10" x 12'4"** A light room with an extensive range of fitted wardrobes, storage cupboards, bedside cabinets, dressing table and door to:

En-suite: Double shower cubicle, WC and wash hand basin.

BEDROOM 2: (4.27m x 2.77m) **14' x 9'1"**

BEDROOM 3: (4.17m x 2.74m) **13'8" x 9'** Built in wardrobes.

BATHROOM: Bath with period style fittings and shower attachment above. WC and wash hand basin.

Outside

A brick pillared entrance with wrought iron gates and a tree lined drive leads to this exclusive collection of individual homes in a largely walled environment. There is a large tarmac drive and a further area of parking.

GARAGE: With up and over door. Personal door to the side.

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The walled garden is one of the property's most attractive features, enjoying a south-west facing aspect to take advantage of the afternoon/evening sun. There is a large terrace, expanse of lawn and well-stocked colourful beds.

In all about 0.21 acres.

AGENTS NOTE: There are two lime trees which are subject to Tree Preservation Orders.

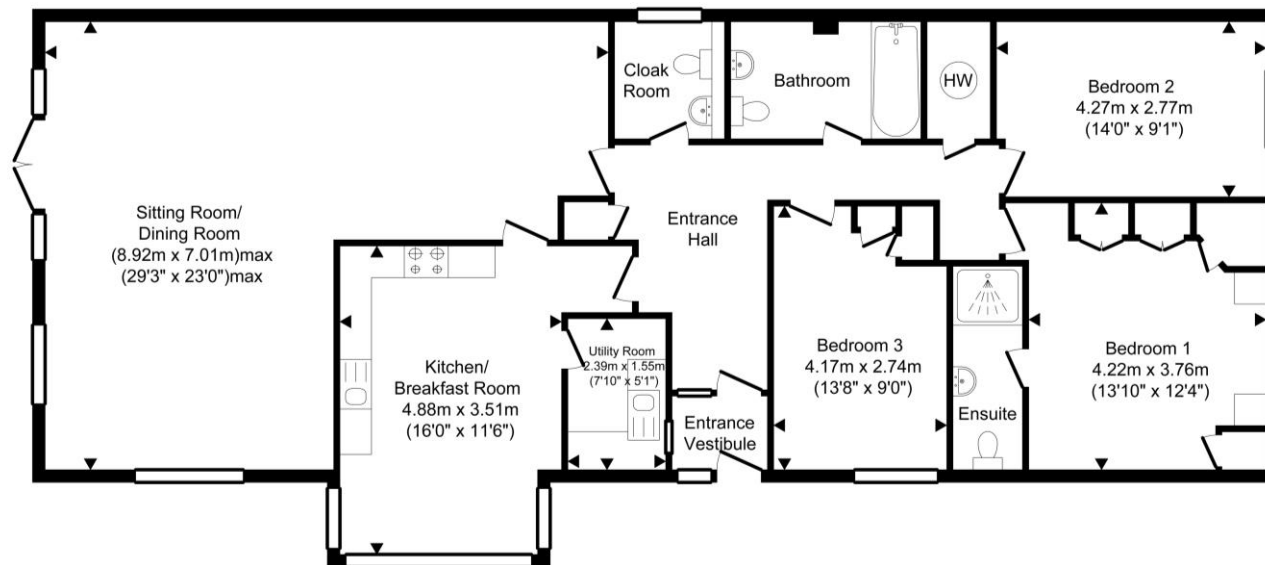
SERVICES: Main water, drainage and electricity are connected. Gas fired heating to radiators.

NOTE: None of these services have been tested by the agent.

EPC RATING: TBC - A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (01473 822801)

VIEWING: Strictly by prior appointment only through DAVID BURR.



Approximate Floor Area
1521.04 sq. ft.
(141.31 sq. m)

TOTAL APPROX. FLOOR AREA 141.31 SQ.M. (1521.04 SQ.FT.)

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