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**22 New Street,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 22 NEW STREET, SUDBURY, SUFFOLK, CO10 1JB

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 charming and well-presented mid-terraced town house situated within convenient walking distance of town amenities. Accommodation is arranged over two levels and includes a sitting room, a dining room and a kitchen on the ground floor with two bedrooms and a bathroom upstairs. There is the further benefit of a rear garden which contains a useful summer house/cabin.

## A two-bedroom town house close to town amenities.

**SITTING ROOM:** This is a wonderfully light room with large, sash-style window to the front filling this room with natural light with generous ceiling height that continues into the second reception room. Your attention is to the drawn to the fireplace with brick hearth and oak bressumer beam. This fireplace is not currently in use although could be opened up. Door leading to:-

**DINING ROOM:** A generous second reception room with understairs cupboard and useful alcove for furniture with large window offering views down the garden.

**KITCHEN:** The kitchen is fitted with a number of matching Shaker-style units with a thick wood-effect worktop and attractive tiled splash back incorporating a ceramic sink with drainer unit and mixer tap, gas hob, electric oven with space for washing machine, fridge/freezer and dishwasher. A glass door provides access to the rear terrace and garden beyond with staircase leading to first floor.

### First Floor

**LANDING:** Loft access and doors leading to:-

**BEDROOM 1:** A generous master bedroom with large window to the front, exposed painted floorboards with space for a large double bed and ample space for other bedroom furniture.

**BEDROOM 2:** A second bedroom with useful alcove for bedroom furniture and large window offering pretty views over the rear garden.

**BATHROOM:** A modern, four-piece suite consisting of a corner walk-in shower cubicle with overheard shower and attractive tiling, large panelled bath with mixer tap and hand-held shower. WC and wash hand basin set within a contemporary vanity unit with mixer tap and tiled splashback and heated towel rail.

### Outside

To the front of the property is a Suffolk white brick wall and footpath leading to the front door with the rest of the front garden paved offering space for potted plants. To the immediate rear of the property you will find a useful garden store with picket fence and gate leading to a terraced seating area that is a real afternoon suntrap surrounded by borders offering seasonal colour, leading on to a summer house with bifold doors.

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## Agent's Notes

As is not uncommon with properties of this ilk, the property both enjoys, and is subject to, a right of way across the garden. For more information, please contact the office.

**SERVICES:** Main water and drainage. Main 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:** A

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** tins.newsprint.treating

**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.





