



DAVID
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**Salters House,
Salters Hall Mews, Sudbury, Suffolk**



SALTERS HOUSE, SALTERS 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's 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's Liverpool Street, serving the commuter.

Salter's House is a well-presented detached home in a select gated environment, very convenient for the town centre. The well-proportioned living space is complemented by a charming walled garden, double garage and ample off-street parking.

A substantial detached home in an outstanding, tucked-away, town centre location with extensive parking and wonderful views over the water meadows.

ENTRANCE HALL: A spacious area with a useful cupboard for coats and shoes off, staircase rising to first floor and large opening to:

Inner hall: With double doors opening to the dining room and door to:

DRAWING ROOM: 7.24m x 5.54m (23' 9" x 18' 2") (Max L Shape) A light room with double doors opening onto a terrace with the walled garden beyond. Coal effect electric fire with attractive stone surround.

DINING ROOM: 5.38m x 3.66m (17' 8" x 12' 0") An elegant room catching a glimpse of The Mill Hotel and water meadows beyond. Double doors open onto the rear terrace with the garden beyond.

STUDY: 2.92m x 2.31m (9' 7" x 7' 7") Fitted with extensive desk space, shelving etc.

KITCHEN/BREAKFAST ROOM: 5.03m x 3.73m (16' 6" x 12' 3") Recently refurbished to a high standard and enjoying a far reaching view over the water meadows. A door opens to a partly walled terrace. Fitted with an extensive range of matching base and wall level units with a lovely central island unit with wood work surfaces. Integrated appliances include a Bosch combination oven and microwave, dishwasher and with space for

a free-standing fridge/freezer. Four ring gas hob with extraction above and sink with mixer tap and drainer. Plenty of room for a breakfast table and chairs.

UTILITY ROOM: 2.87m x 1.98m (9' 5" x 6' 6") With a door opening to the side garden. Fitted with a further range of base and wall level units with work surfaces incorporating a sink and with space and plumbing for a washing machine.

CLOAKROOM: Fitted WC and wash hand basin.

First floor

LANDING: A spacious landing with a particularly large window providing a wonderful view of All Saints Church tower and with space for seating. Two linen cupboards, access to loft storage space and doors to:

PRINCIPAL SUITE: 5m x 3.81m (16' 5" x 12' 6") Enjoying wonderful far reaching views taking in The Mill Hotel, Mill pond and water meadows beyond.

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DRESSING ROOM: 3.96m x 2.13m (13' 0" x 7' 0") With three sets of double wardrobes.

EN-SUITE: With space for a bath, currently fitted with a shower, WC and wash hand basin set within a vanity unit with storage below and fitted mirror above.

BEDROOM 2: 5.54m x 4.17m (18' 2" x 13' 8") (Into recess) A light room enjoying a view over the rear garden. Three sets of built in double wardrobes with storage cupboards over.

BEDROOM 3: 4.09m x 3.81m (13' 5" x 12' 6") A light room with an interesting roofscape view in one direction and the tower of All Saints Church in the other.

BEDROOM 4: 4.14m x 3.1m (13' 7" x 10' 2")

FAMILY BATHROOM: A spacious room finished with a five piece suite including a bath, large shower cubicle, bidet, WC and wash hand basin.

Outside

A large tarmac drive provides parking for a number of vehicles and in turns leads to;

DETACHED DOUBLE GARAGE: With electric up and over door and a further personnel door to the side, power and light connected.

The gardens are one of the properties key assets and include landscaped areas and a well placed secluded terrace taking in the side garden. The principal garden has a large terrace and in turn opens to a wide open expanse of lawn. There is an attractive high mellow red brick wall defining the boundary which is complemented by a variety of established shrubs and trees including a particularly impressive Walnut Tree which is quite rightly

subject to a preservation order. There are also fine views towards the water meadows. Outside water and lighting is connected.

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 TBC – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh **COUNCIL TAX BAND:** F

TENURE: Freehold **WHAT3WORDS:** stripped.transcribes.trunk

CONSTRUCTION TYPE: Brick

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.



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