



38 Alder Way,  
Sudbury, Suffolk

DAVID  
BURR





# 38 Alder Way, Sudbury, Suffolk, CO10 1BH

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 two bedroom semi-detached house situated on a well-regarded development close to town amenities and countryside walks. The property contains accommodation over two levels including a sitting/dining room, kitchen and ground floor cloakroom, with two double bedrooms (one en-suite) and a bathroom upstairs. Outside, there is the benefit of private off-street parking as well as low maintenance private enclosed garden to the rear. **NO ONWARD CHAIN.**

## A two bedroom semi-detached contemporary property with low maintenance garden and off-street parking.

Front door leading to:

**ENTRANCE HALL:** With fitted matting, wood effect flooring which continues throughout the rest of the ground floor and with a staircase rising to the first floor. Door leading to:

**SITTING/DINING ROOM:** With a continuation of high-quality wood effect flooring and plenty of space for seating and a dining table and chairs. uPVC double doors opening onto terracing providing a view over the garden.

**KITCHEN:** Containing a matching range of base and wall level white gloss units with work surfaces incorporating a four ring gas hob with aluminium splashback and Zanussi extraction above. One and a half sink with mixer tap above and drainer to side and integrated appliances including a Zanussi electric combination oven. Space for a free standing refrigerator and space and plumbing for a washing machine.

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

### First floor

**LANDING:** With access to loft storage space and doors leading to:

**BEDROOM ONE:** A double bedroom with an outlook to the front and a door leading to:

**EN-SUITE:** Containing a tiled shower cubicle with glass screen door, WC and wash hand basin.

**BEDROOM TWO:** A further double bedroom with a useful airing cupboard off and an outlook over the rear garden.

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

### Outside

To the side of the property is a private driveway which provides off-street parking. To the rear, the garden has been designed with low maintenance in mind with artificial grass, stone paved terracing and a timber storage shed.

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



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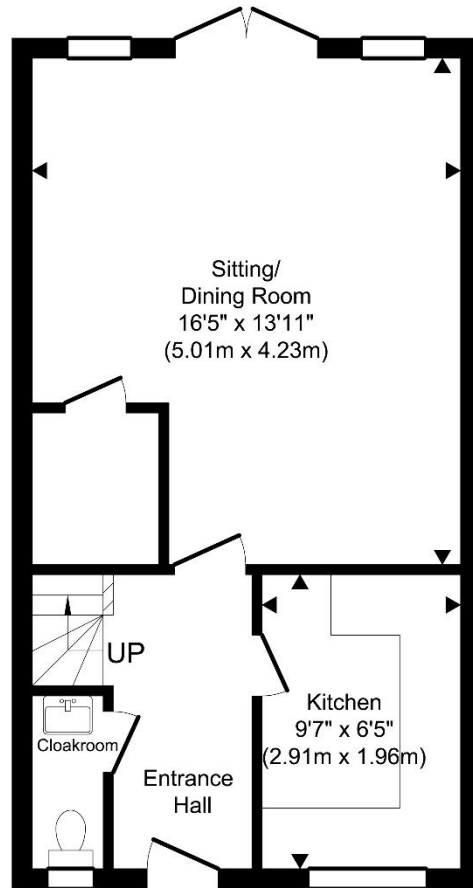
**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

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

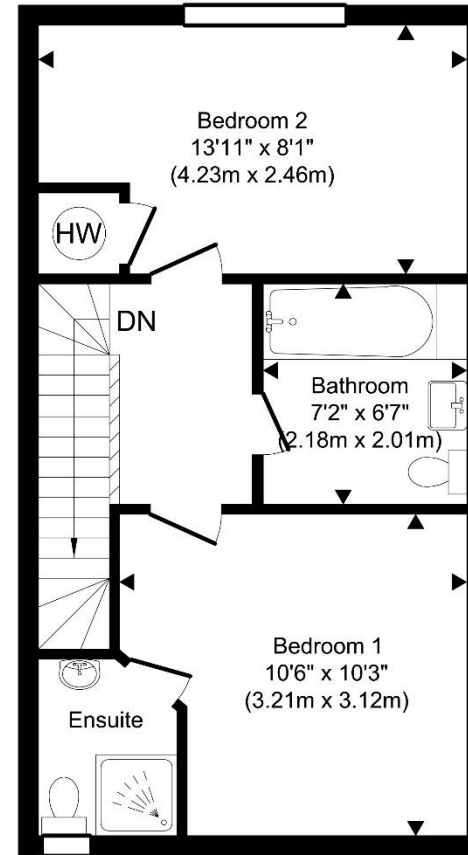
**WHAT3WORDS:** ///inversely.emptyed.sifts

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

# 38 Alder Way, Sudbury, Suffolk, CO10 1BH



Ground Floor  
Approximate Floor Area  
365.11 sq. ft.  
(33.92 sq. m)



First Floor  
Approximate Floor Area  
365.11 sq. ft.  
(33.92 sq. m)

TOTAL APPROX. FLOOR AREA 730.22 SQ.FT. (67.84 SQ.M.)

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