



**56 Landsdown Road,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 56 Landsdown Road, Sudbury, Suffolk, CO10 2QQ

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 detached bungalow in an elevated position close to town amenities with a fine open view to the rear, private off-street parking and a garage.**

### **Accommodation**

A front door leads into an entrance hall with access to loft storage space and which is centrally positioned and serves all rooms. A sitting room is particularly bright and airy with space for seating arranged around an electric fireplace and with glass sliding doors overlooking the garden and an open view beyond. The kitchen is finished to a good standard with a matching range of base and wall level shaker style units with marble effect work surfaces incorporating a stainless-steel sink with a four-ring induction hob. Integrated oven, space and plumbing for a washing machine and space and plumbing for a dishwasher. Breakfast seating and an opening leading further into a versatile living area enjoying the view to the rear and with double doors opening onto stone paved terracing. A further door leads into a dining room/third bedroom with the further benefit of an en-suite cloakroom off. Two further double bedrooms are serviced by a central wet room/shower room.

### **Outside**

The property provides a driveway to the rear which provides **OFF-STREET PARKING** and leads on to a single garage with an electric roller door, power and light connected and a personnel door to the side. The rear garden enjoys plenty of sunlight and includes a neatly kept area of lawn as well as stone paving which provides numerous areas of seating and a timber storage shed.

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

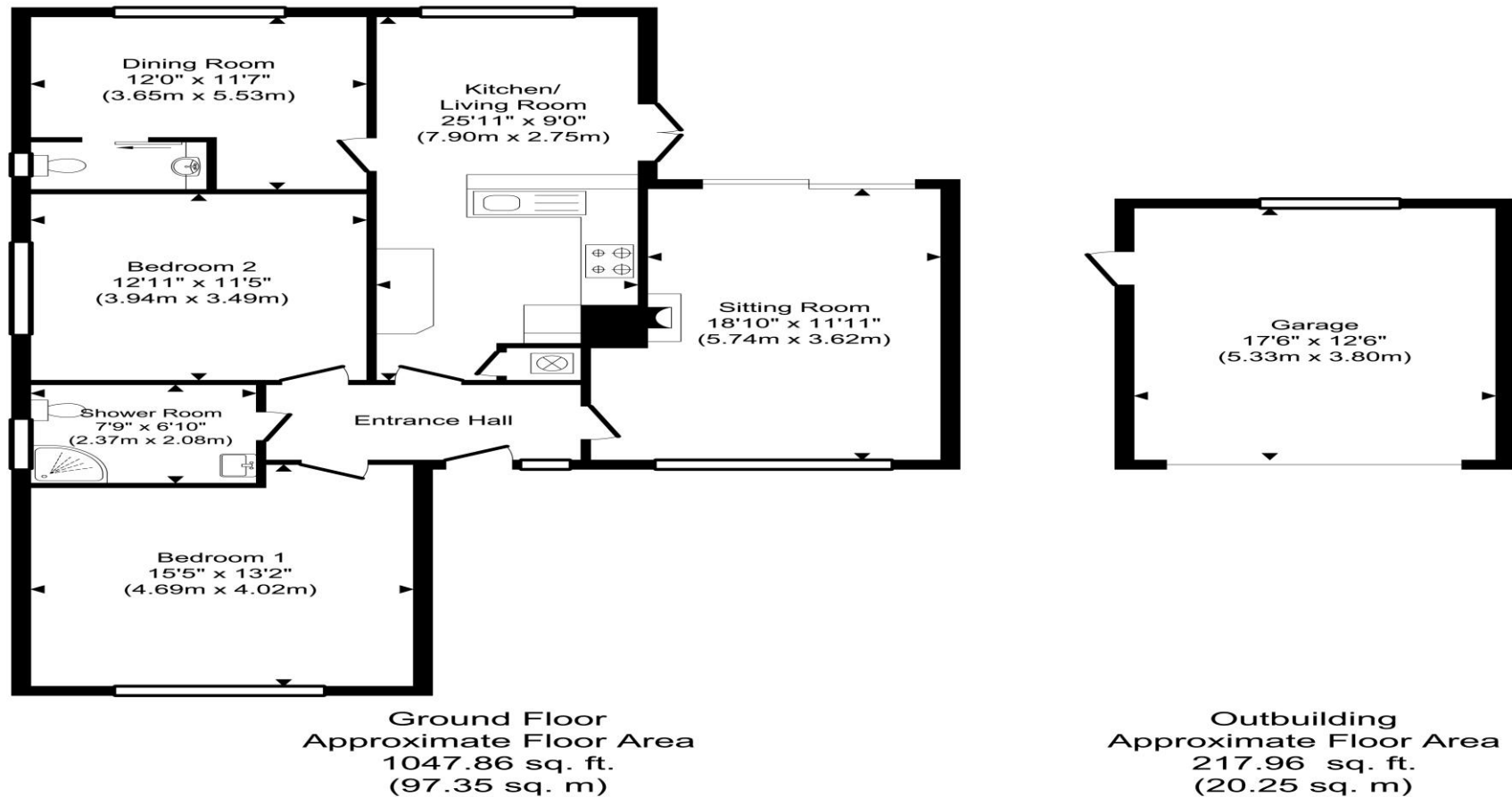
**EPC RATING:** Band TBC – A copy of the energy performance certificate is available on request.

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

**WHAT3WORDS:** pebble.brownish.protests

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

# 56 Landsdown Road, Sudbury, Suffolk, CO10 2QQ



**TOTAL APPROX. FLOOR AREA 1265.83 SQ.FT. (117.60 SQ.M.)**  
Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2026

