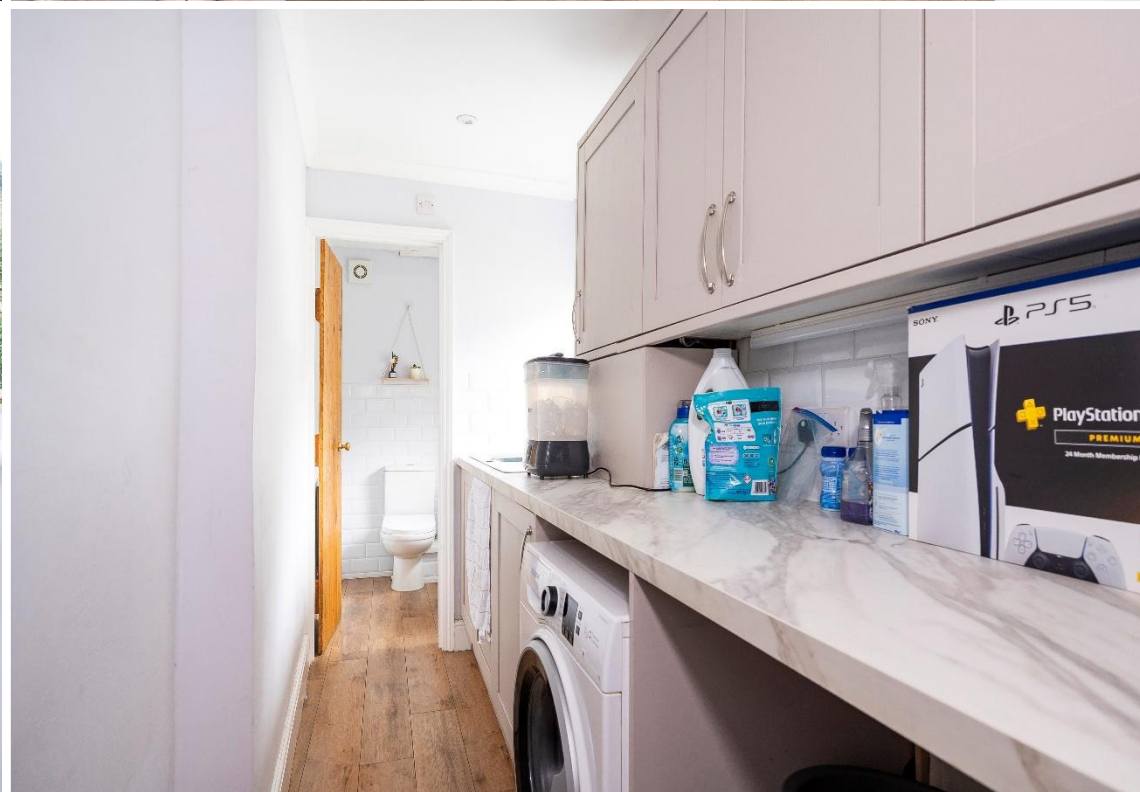




**Croft Cottage,
Sudbury, Suffolk**

**DAVID
BURR**



Croft Cottage, The Croft, Sudbury, Suffolk, CO10 1HW

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 detached Georgian village house occupying an outstanding position on The Croft, within close walking distance to both town amenities and the water meadows. The property has undergone a thorough programme of renovation during the current owner's tenure and provides accommodation over three levels. On the ground floor is a sitting room, kitchen and garden/dining room while upstairs are two en-suite double bedrooms. On the lower ground floor is a versatile study/cinema room. There is the further benefit of a private garden and a driveway which offers the option of parking. **NO ONWARD CHAIN.**

A two bedroom (two en-suite) detached character property in an outstanding town centre location.

SITTING ROOM: A charming sitting room with plenty of space for seating arranged around a central fireplace with inset wood burning stove, situated on a brick hearth and with display shelving to each side. Picture rail throughout and sash window overlooking The Croft itself with fitted slatted blinds.

KITCHEN: Finished in a contemporary style with a matching range of base and wall level units with worksurfaces incorporating a four ring induction hob and a stainless steel sink with mixer tap above and drainer to side. Integrated electric combination oven, staircase rising to first floor and with a further sash window with slatted shutters overlooking The Croft and the Church behind. Double doors open into:

GARDEN/DINING ROOM: A versatile room with skylight and double doors opening onto the garden as well as windows allowing for plenty of natural light and a front door opening onto The Croft.

UTILITY ROOM: With space for a refrigerator and freezer, space and plumbing for a washing machine and a further sink with mixer tap above and drainer to side. Door leading to:

CLOAKROOM: Containing a WC and a vanity suite.

Lower ground floor

Accessible from the kitchen with steps leading down is a:

STUDY/CINEMA ROOM: A versatile room with a number of potential uses.

First floor

BEDROOM ONE: A double bedroom with an attractive cast iron feature fireplace and a fine outlook over The Croft and the Church behind.

EN-SUITE: Containing a tiled shower cubicle with glass screening, WC, vanity suite and a chrome heated towel rail.

BEDROOM TWO: A further double bedroom with a cast iron fireplace and a lovely view over The Croft. Door opening onto:

EN-SUITE: Containing a bath with mixer tap and shower attachment over, WC, vanity suite and a chrome heated towel rail.

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Outside

The property benefits from a private enclosed garden with gates opening onto a possible area of off-street parking for smaller vehicles. The garden has been designed with low maintenance in mind with a brick paved terrace enclosed by well planted borders.

Agent's notes

The property is situated within a conservation area.

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

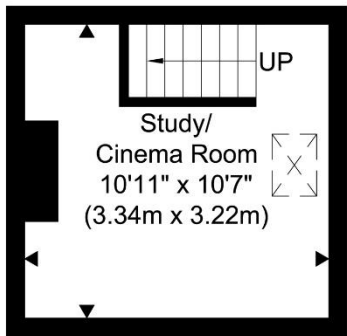
EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

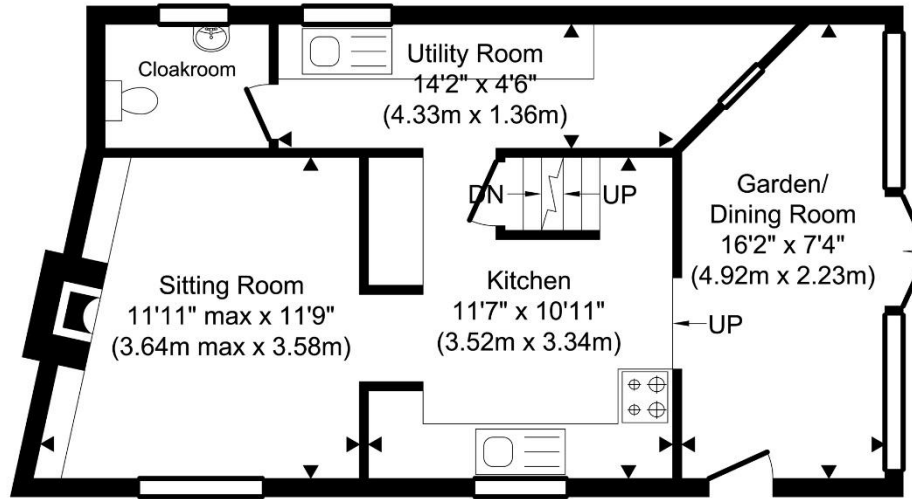
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VIEWING: Strictly by prior appointment only through DAVID BURR.

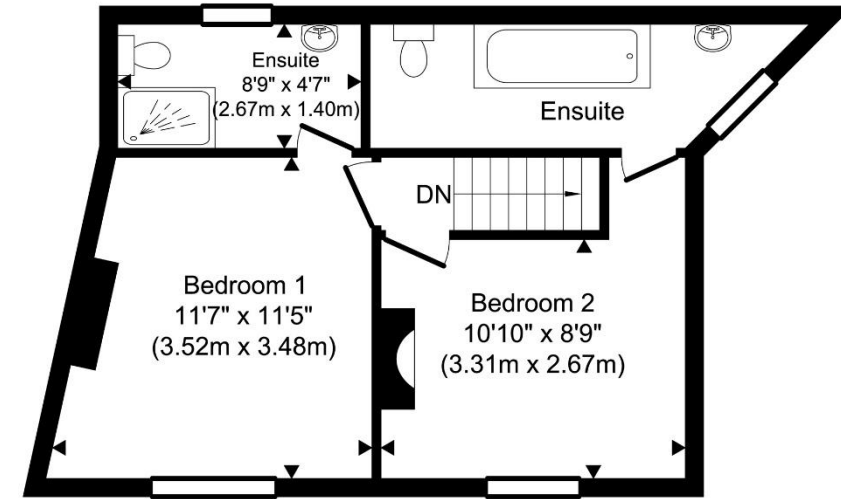
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Basement
Approximate Floor Area
115.71 sq. ft.
(10.75 sq. m)



Ground Floor
Approximate Floor Area
475.01 sq. ft.
(44.13 sq. m)



First Floor
Approximate Floor Area
355.63 sq. ft.
(33.04 sq. m)

TOTAL APPROX. FLOOR AREA 946.36 SQ.FT. (87.92 SQ.M.)

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