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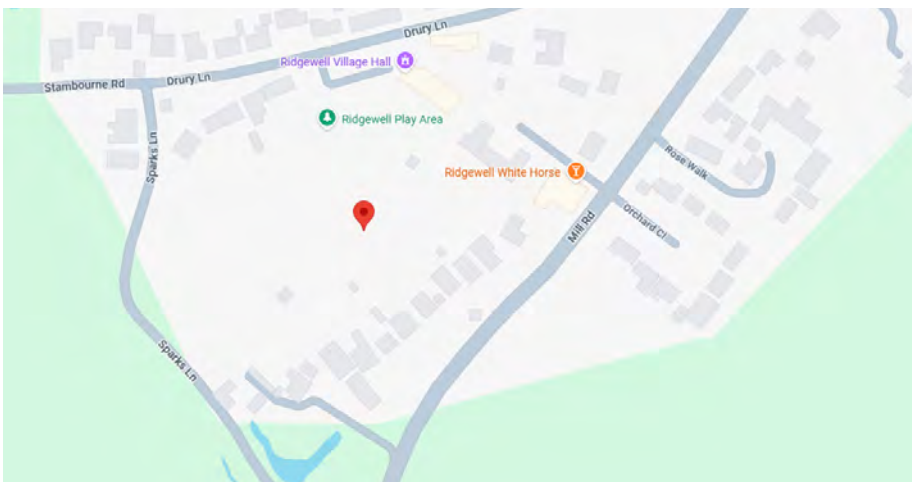
Sundial House

Ridgewell, Essex

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Drury Lane, Ridgewell, Essex CO9 4SL

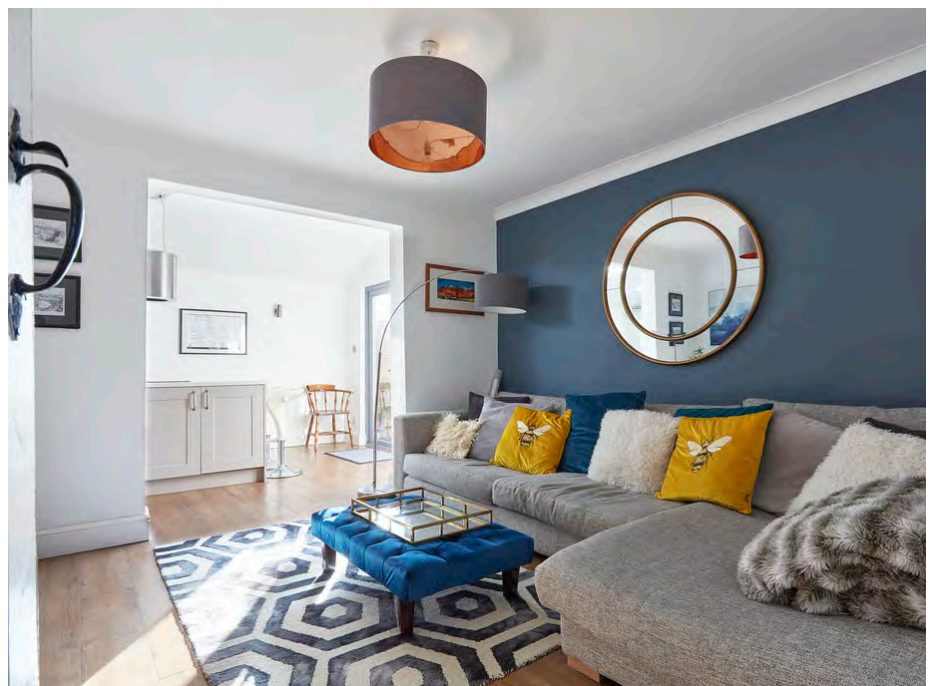
This spacious detached property is situated in a quiet location on the outskirts of the village convenient for local amenities. The property offers tastefully presented living accommodation with a spacious and flexible layout set within mature gardens with ample parking, double garage and EV charging point.
In all about 0.21 of an acre.



- Spacious detached property, situated in a quiet location
- Convenient for local amenities
- Tastefully presented living accommodation
- Spacious and flexible layout
- Mature gardens
- Ample off-road parking
- Double garage
- EV charging point

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Telephone 01787 277811
Email clare@davidburr.co.uk

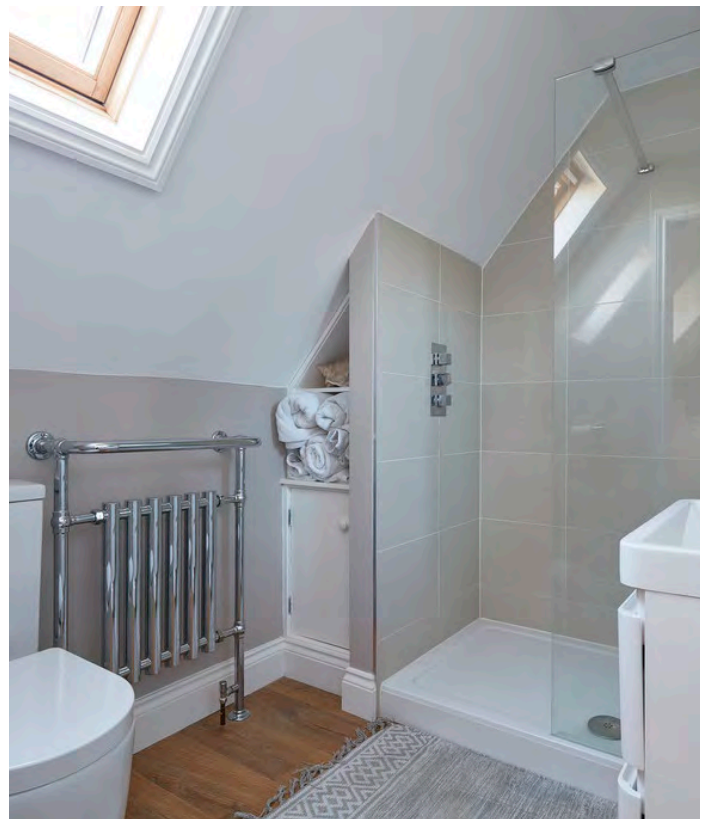
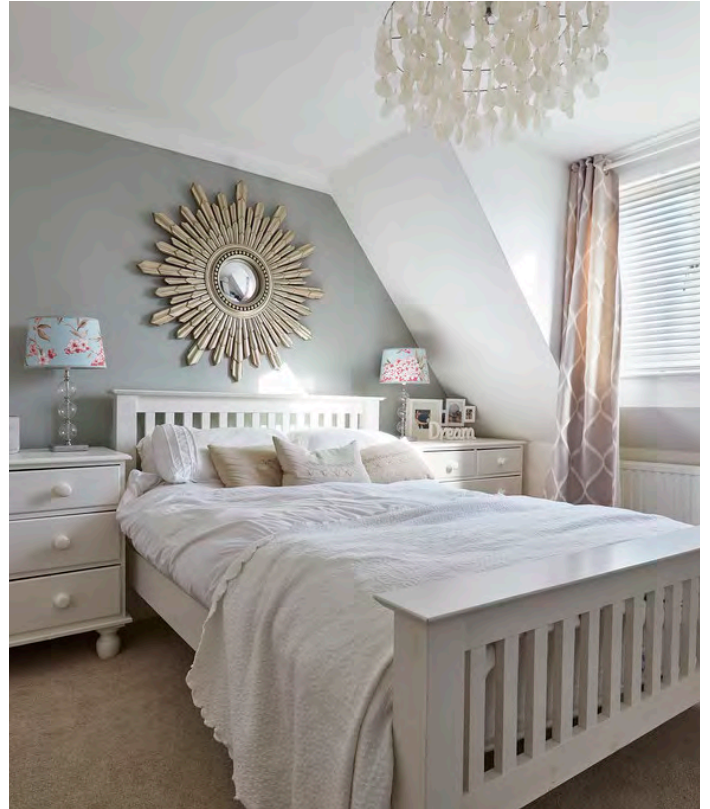


INTERIOR

Entrance into ENTRANCE PORCH in turn leading to HALLWAY a spacious and welcoming area with stairs rising to the first floor. SITTING ROOM a triple aspect room with a brick fireplace and double doors opening onto the veranda and garden beyond. DINING ROOM a spacious room with outlook to the side and open-plan through to the KITCHEN/BREAKFAST ROOM this impressive space is extensively fitted with a range of units under worktops with a 1.5 bowl sink inset and instant boiling water tap. A large central island provides further storage and seating. Integrated appliances include a dishwasher, four ring induction hob, integrated tall fridge and freezer, electric oven and microwave. French doors open to the rear garden and an opening leads through to the SNUG a delightful room in the heart of the home creating an idea playroom/entertaining space. UTILITY ROOM fitted with a further range of units under worktops with a stainless steel sink and drainer inset, plumbing for a washing machine and space for a tumble drier and water softener. A door leads to the side. CLOAKROOM WC and wash basin.

FIRST FLOOR

LANDING leads to BEDROOM 1 a lovely light room with outlook to the front, walk-in dressing room and En-Suite comprising WC, wash basin, tiled shower cubicle and a heated towel rail. BEDROOM 2 with outlook to the rear. BEDROOM 3 with outlook to the front. BEDROOM 4 with outlook to the rear. BATHROOM tastefully fitted with a white WC, wash basin, bath with shower over and a heated towel rail.

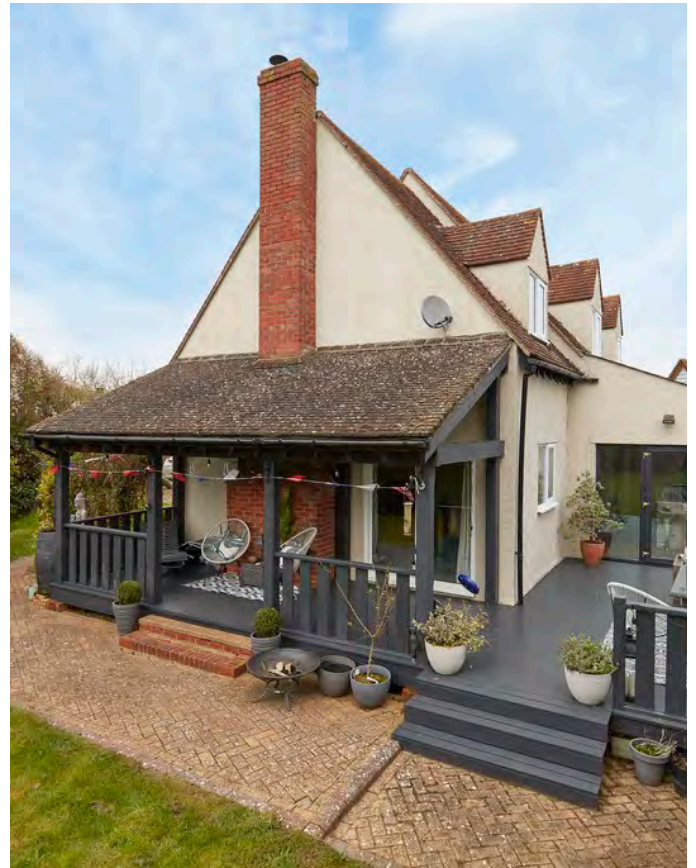


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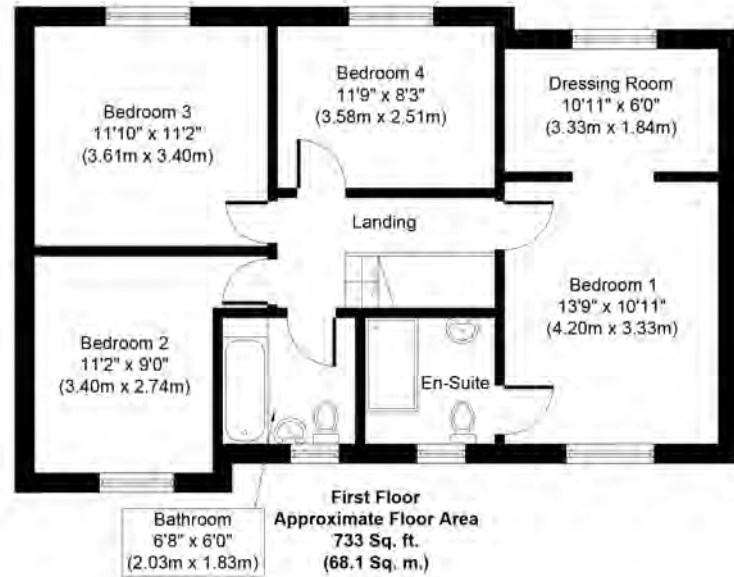
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EXTERIOR

The property is approached via a sweeping gravel driveway providing parking and turning for several vehicles in turn leading to the DOUBLE GARAGE with light and power connected. EV charging point. The gardens are predominantly to the rear of the property and enjoy a southerly aspect with an extensive decked terrace leading to the kitchen and up to the covered veranda, ideal for Al Fresco entertaining. The lawned gardens are flanked by mature shrubs and trees and lead down to vegetable beds within a garden shed and greenhouse. In all about 0.21 acres.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Ridgewell, Essex

Ridgewell is an attractive, well served village with a pub, parish church, school and new Village Hall with recreational facilities. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 8 miles), Haverhill 6 miles and Clare about 4 miles. Ridgewell is approximately 25 miles from Bury St. Edmunds, Cambridge, Colchester and Chelmsford and approximately 30 miles from Stanstead Airport.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £3,200.60 per annum.

PROPERTY POSTCODE: CO9 4SL.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber framed.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. **Telephone Signal:** Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: No trades/business to be carried out at the property.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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.

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Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk