

DAVID BURR

8 Landsdown Road, Sudbury, Suffolk









8 Landsdown Road, Sudbury, Suffolk, CO10 2QF

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.

This once three bedroom bungalow has been renovated and altered by the current owner, with a beautifully landscaped southerly facing rear garden, with ample parking and garaging. This property is being offered with no onward chain.

The Property

You are initially greeted by a welcoming entrance hall with cupboards for both shoes and coats, as well as an airing cupboard. This is a central hallway with all rooms leading off with easy access to loft storage space above. Towards the back of the property, you will find a double aspect sitting room with a recently fitted modern log burner, with useful alcoves for sitting room furniture and newly built garden room beyond, offering panoramic views over the rear garden. The contemporary kitchen is particularly well-served offering plenty of storage with convenient side access door leading onto the driveway. As this was once a three bedroom bungalow, bedroom three and two have been knocked together to create a wonderful master bedroom with built in wardrobes and drawers, creating a dressing room area with a bank of fitted wardrobes to bedroom two, which enjoys wonderful views over the rear garden. These rooms are serviced by a three piece wet room accessed off the entrance hall.

Outside

A newly laid tarmac drive to the front of the property with turning space, provides ample off-road parking with borders offering a range of seasonal colour and access to the garage, with up and over door, lighting and power connected, with service door leading to the rear garden.

To the immediate rear of the garden accessed off the garden room via French doors, is a wonderfully sunny south facing terrace being of great space for entertaining, leading onto a wide expanse of lawn with rockery borders for low maintenance, that is home to a range of shrubs and potted plants. To the back of the plot, you will find a useful storage shed as well as a useful log store and outside lighting.

Agents note: Not uncommon for the area this property was underpinned in the mid 90s, contact agent for more detail.

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

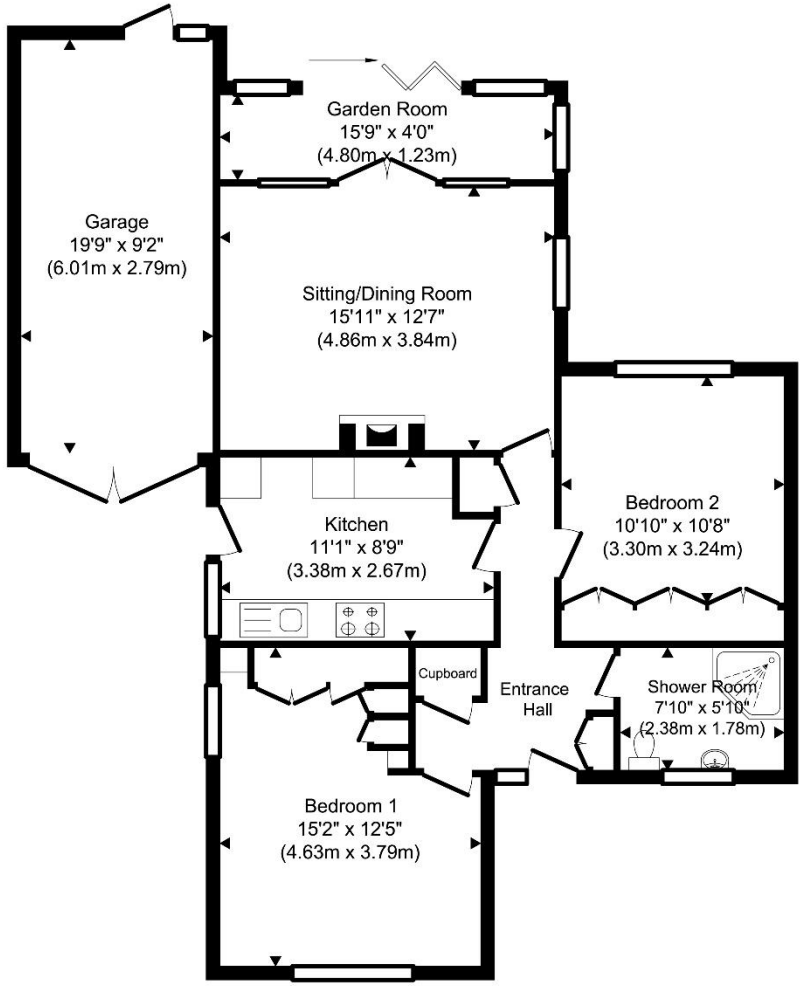
EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: C

VIEWING: Strictly by prior appointment only through DAVID BURR.

8 Landsdown Road, Sudbury, Suffolk, CO10 2QF



Approximate Floor Area
1022.03 sq. ft.
(94.95 sq. m)

TOTAL APPROX. FLOOR AREA 1022.03 SQ.FT. (94.95 SQ.M.)
Produced by www.chevronphotography.co.uk © 2026







