



9 THE GURDONS

Assington | Suffolk



Chapman Stickels

9 THE GURDONS ASSINGTON, SUFFOLK CO10 5LW

Boxford - 4 miles
Sudbury - 6 miles
Colchester - 10 miles

- Entrance hall & inner hall • Dining room • Snug • Kitchen / breakfast room •
 - Sitting room • Office • Downstairs shower room • Landing •
- Four double bedrooms (one with dressing room & ensuite) •
 - Family bathroom • Off-road parking •
- Enclosed rear garden with various outbuildings and seating areas •
 - In all, 0.25 acres •

The Property

Set back within its generous plot of approximately 0.25 acres, 9 The Gurdons is a well presented four bedroom family home with a contemporary, stylish edge.

Offering a flexible layout with four inviting reception rooms, this appealing home combines practical family accommodation with areas for relaxing and entertaining. A reception hall provides access to the extensive ground floor accommodation comprising a kitchen/ breakfast room with walk-in pantry and bi-fold doors providing access to the garden. This well-equipped modern kitchen provides various base and eye level units with granite effect worktops and integrated Neff appliances to include a fridge, two freezers, double oven and hob, dishwasher and washing machine and has useful laundry cupboard.

There are four reception rooms. These rooms offer a choice of spaces for both everyday living, and entertaining. The sitting room features an electric fire with attractive stone surround, and has French doors leading out to a sun terrace. A snug connects to the kitchen/ breakfast room for a more relaxed retreat, with double doors providing access to the dining room, and a separate study offers space to work from home. Further accommodation offers a ground floor shower room making multi-generational living an option.

On the first floor a generous landing area provides access to four bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room, with three further double bedrooms and a spacious family bathroom which offers a separate walk-in shower and bathtub. The third bedroom benefits from fitted wardrobes.

Outside, the garden offers a good amount of privacy and is fully enclosed by mature hedging, with well-stocked flower beds combined with lawn, and offers various areas for relaxing and enjoying all that the garden has to offer. Towards the back of the garden lies a summer house and vegetable patch, as well as greenhouses and a garden shed. A side gate provides access to a large gravel drive providing off road parking for several vehicles.

A WELCOMING HOME IN A SEMI-RURAL AREA WITH EXCELLENT COMMUTER LINKS



Location

Assington is a picturesque village located 6-miles southeast from Sudbury. The village provides great amenities, including a village hall, local pub and farm shop, as well as beautiful countryside walks right on its doorstep. The 4-star Stoke-By-Nayland golf club, hotel and spa is just 3-miles away, and Bures is just 2 miles to the south, providing railway services to London Liverpool Street in under 90 minutes.

Services

Mains water and electricity are connected. Oil fired central heating to radiators. Underfloor heating to study, kitchen in part, all bathrooms and dressing room. Private drainage. Power connected to all outbuildings.

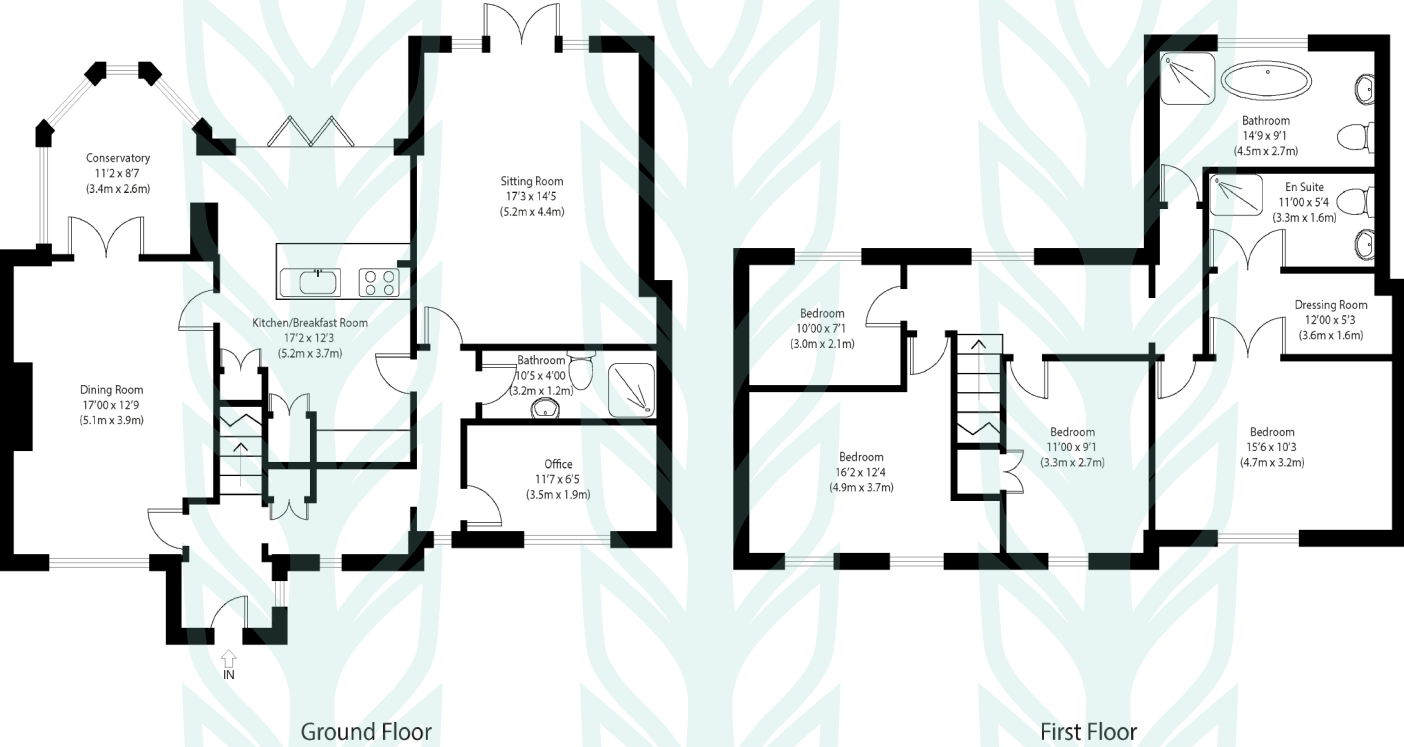
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Band C (2026)

EPC Rating

Current D (59). Potential D (65).





Approximate Gross Internal Area
1995 sq ft (185 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should



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