



9 Christopher Court,  
Sudbury, Suffolk

DAVID  
BURR

# 9 Christopher Court, Sudbury, Suffolk, CO10 2FY

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 spacious three bedroom property in a quiet position, close to town amenities.

**ENTRANCE VESTIBULE:** This is a sheltered area with neighbouring bin store and obscured glass door leading to:

**ENTRANCE HALL:** This is an inviting space finished with an oak engineered parquet flooring with staircase leading to first floor, understairs storage cupboard and door leading to:

**DINING ROOM/BEDROOM 3:** This is a particularly useful room with neighbouring downstairs shower room that could be utilised as a third master bedroom, with doors leading onto the conservatory.

**SITTING ROOM:** This is an elegant room with matching parquet flooring from the entrance hall, with a wall of bespoke fitted storage cupboards, french doors leading to the rear terrace and door leading to:

**CONSERVATORY:** This room enjoys wonderful views over the rear garden, with french doors leading to the rear terrace.

**SHOWER ROOM:** A three piece suite consisting of a WC and wash hand basin with vanity unit, corner shower cubicle and heated towel rail.

**KITCHEN:** The kitchen is fitted with a wide range of contemporary units with a thick stone effect worktop above, attractive metro tiled splashback with views over the rear terrace. Integrated appliances include a eye-level oven, slimline dishwasher, one and a half composite sink with mixer tap and ceramic hob with extractor above.

**UTILITY:** The utility is fitted with a range of useful storage cupboards with worktop above, space for washing machine and door leading to rear terrace.

**CLOAKROOM:** Accessed off the entrance hall, this two piece suite consisting of a close coupled WC and pedestal wash hand basin with mixer tap and attractive tiled splashback.

## First Floor

**LANDING:** Two Velux windows to the rear filling the space with natural light, with two double wardrobes providing useful storage and door leading to:

**BEDROOM 1:** A generous double bedroom with double built in wardrobes and windows to rear.

**BEDROOM 2:** A good size double bedroom with two windows to the rear.

**BATHROOM:** A three piece suite consisting of a close coupled WC, large panelled bath with mixer tap and overhead shower, pedestal wash hand basin with mixer tap and useful linen storage cupboard that also houses the boiler.

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## Outside

To the immediate rear of the property, there is a large terraced seating area with raised borders and climbers offering seasonal colour, with service door leading to the **GARAGE** with light and power connected and up and over door, providing parking.

**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:** 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).

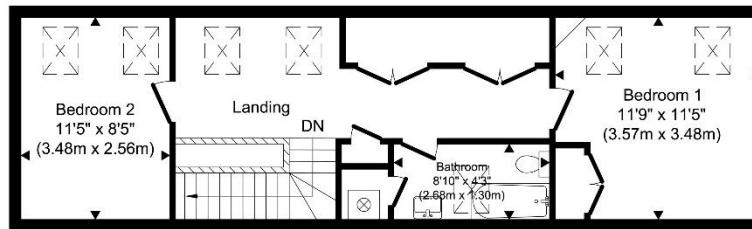
**COUNCIL TAX BAND:** D.

**TENURE:** Freehold

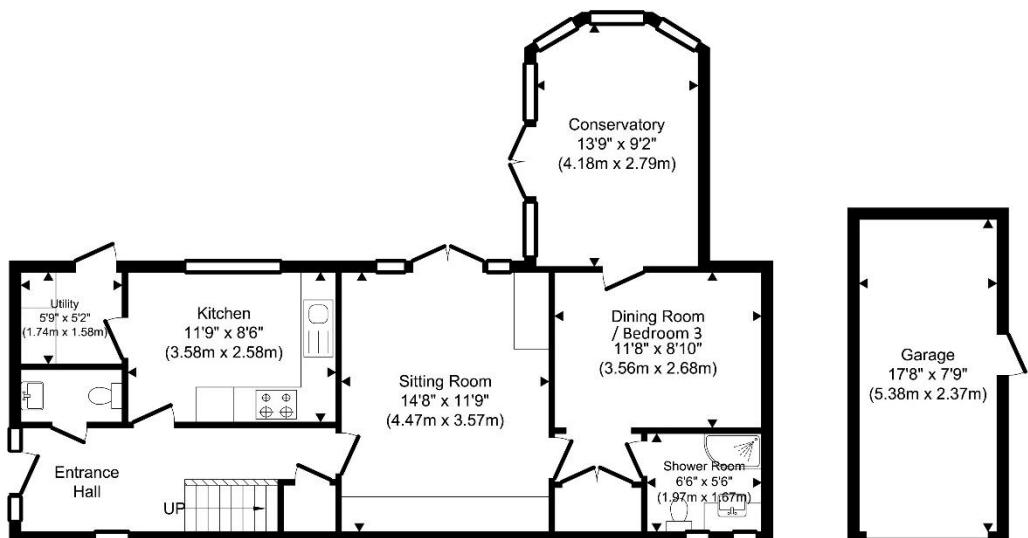
**WHAT3WORDS:** //pizza.cropping.mankind

**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.



First Floor  
Approximate Floor Area  
469.62 sq. ft.  
(43.63 sq. m)



Ground Floor  
Approximate Floor Area  
737.32 sq. ft.  
(68.50 sq. m)

Outbuilding  
Approximate Floor Area  
137.23 sq. ft.  
(12.75 sq. m)

**TOTAL APPROX. FLOOR AREA 1344.19 SQ.FT. (124.88 SQ.M.)**  
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