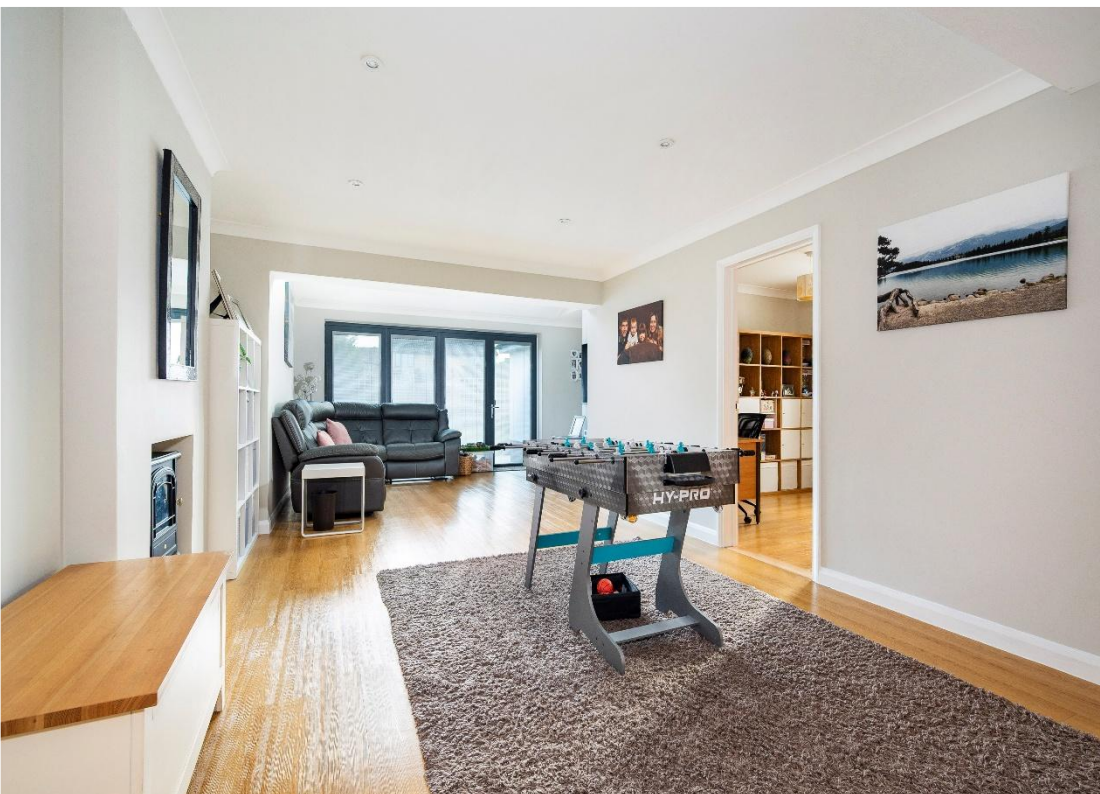




**18 Abbey Road,
Sudbury, Suffolk**

**DAVID
BURR**



18 Abbey Road, Sudbury, Suffolk, CO10 1LA

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 well-presented semi-detached property situated on a highly sought after no-through road within short walking distance of both town amenities and countryside walks through the water meadows. The property has been cleverly extended to provide bright and well-designed accommodation over two levels. On the ground floor, a substantial entrance hall leads into an open plan sitting/dining room with a kitchen/breakfast room, double bedroom, study and shower room. Upstairs, there are three further bedrooms and an additional bathroom. Outside, to the front of the property is plenty of off-street parking together with an EV charging point while to the rear, there is a private enclosed south facing garden with areas of lawn and a stone paved terrace.

A four/five bedroom semi-detached property on a highly sought after cul-de-sac close to town amenities and countryside walks.

Front door leading to:-

ENTRANCE HALL: A welcoming area with plenty of space for coats and shoes and karndean wood effect flooring which continues throughout much of the ground floor. Staircase rising to first floor and oak veneer door opening to:

SITTING/DINING ROOM: A light and spacious open plan room with a continuation of karndean wood effect flooring. Incorporating a high quality 2018 extension with skylights allowing plenty of natural light and a range of aluminium sliding doors providing an attractive view over the garden and with integrated slatted blinds. Further room for a dining table and chairs and with a feature fireplace, providing space an electric stove, if so required. Underfloor heating throughout.

KITCHEN/BREAKFAST ROOM: With porcelain tiled flooring and plenty of room for a breakfast table and chairs. The kitchen contains extensive storage with a matching range of base and wall level units with wood effect work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side. Space for various appliances including a free-standing cooker, space and plumbing for a washing machine and further space for a free-standing

freezer. Integrated appliances include a Hotpoint dishwasher and a tumble dryer as well as a refrigerator and freezer. Door opening onto a passageway to the side and garden.

STUDY/BEDROOM 5: A versatile ground floor room which is an ideal space to work from home but which could equally be repurposed as a further bedroom, if so required, and with a continuation of karndean flooring.

BEDROOM 4: A well-proportioned double bedroom with a lovely outlook over the garden and access to loft storage space.

SHOWER ROOM: With a high quality finish and containing a large walk-in shower with rainfall style shower head and additional attachment below. WC, vanity suite and a chrome heated towel rail.

STORE ROOM: A particularly useful room ideal for storage and with karndean flooring.

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First Floor

LANDING: With access to loft storage space and doors leading to:

BEDROOM 1: A double bedroom with an outlook over the rear garden.

BEDROOM 2: A further double bedroom with an outlook to the rear.

BEDROOM 3: An ideal children's room.

FAMILY BATHROOM: Containing a bath with a tiled surround and shower attachment over, WC, pedestal wash hand basin and a chrome heated towel rail.

Outside

In front of the property is a private tarmacadam driveway which provides plenty of off-street parking with the further benefit of an electric vehicle charging point, water tap and area for bin storage.

To the rear of the property is a private **SOUTH FACING** rear garden, with a stone paved terrace adjacent to the property itself, providing an ideal area for entertaining or dining alfresco. Steps lead up onto an expanse of lawn which is divided into two main parts by trellising and with the further benefit of a raised decked terrace with storage shed to the rear.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. Underfloor heating throughout the sitting/dining room.

NOTE: None of these services have been tested by the agent.

EPC RATING: C. 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.

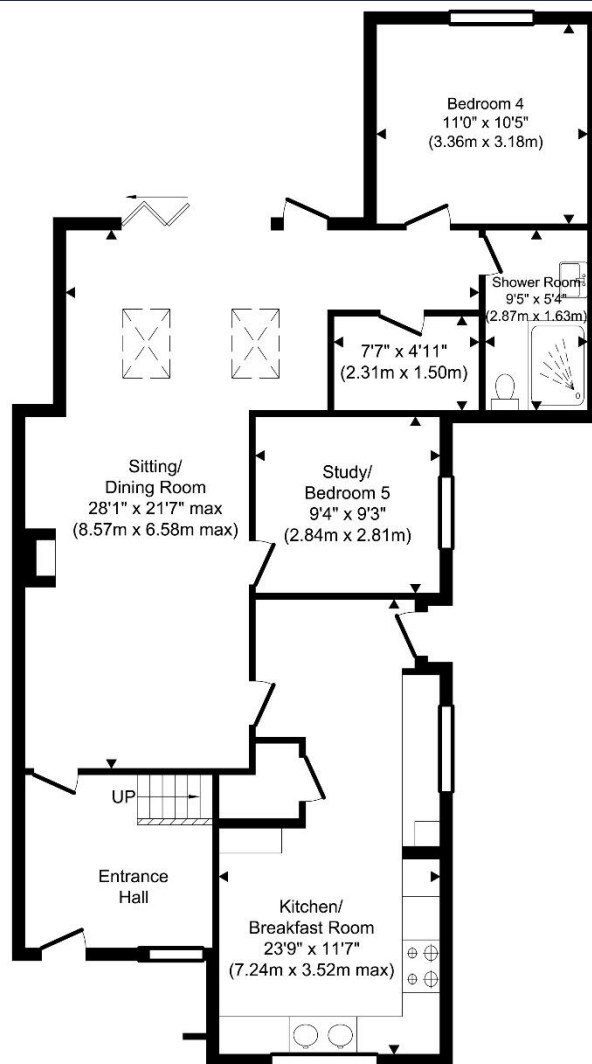
TENURE: Freehold

CONSTRUCTION TYPE: Brick and block

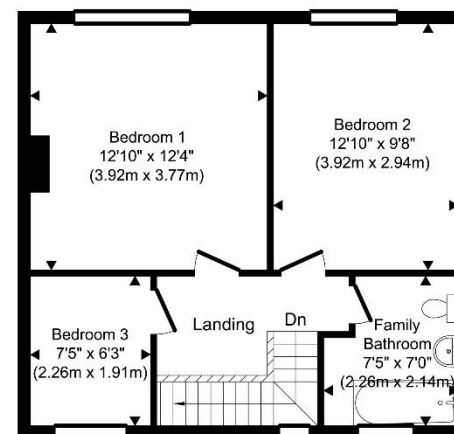
WHAT3WORDS: ///hardening.users.oxidation

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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Ground Floor
Approximate Floor Area
1042.05 sq. ft.
(96.81 sq. m)



First Floor
Approximate Floor Area
469.09 sq. ft.
(43.58 sq. m)

TOTAL APPROX. FLOOR AREA 1511.14 SQ.FT. (140.39 SQ.M.)

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