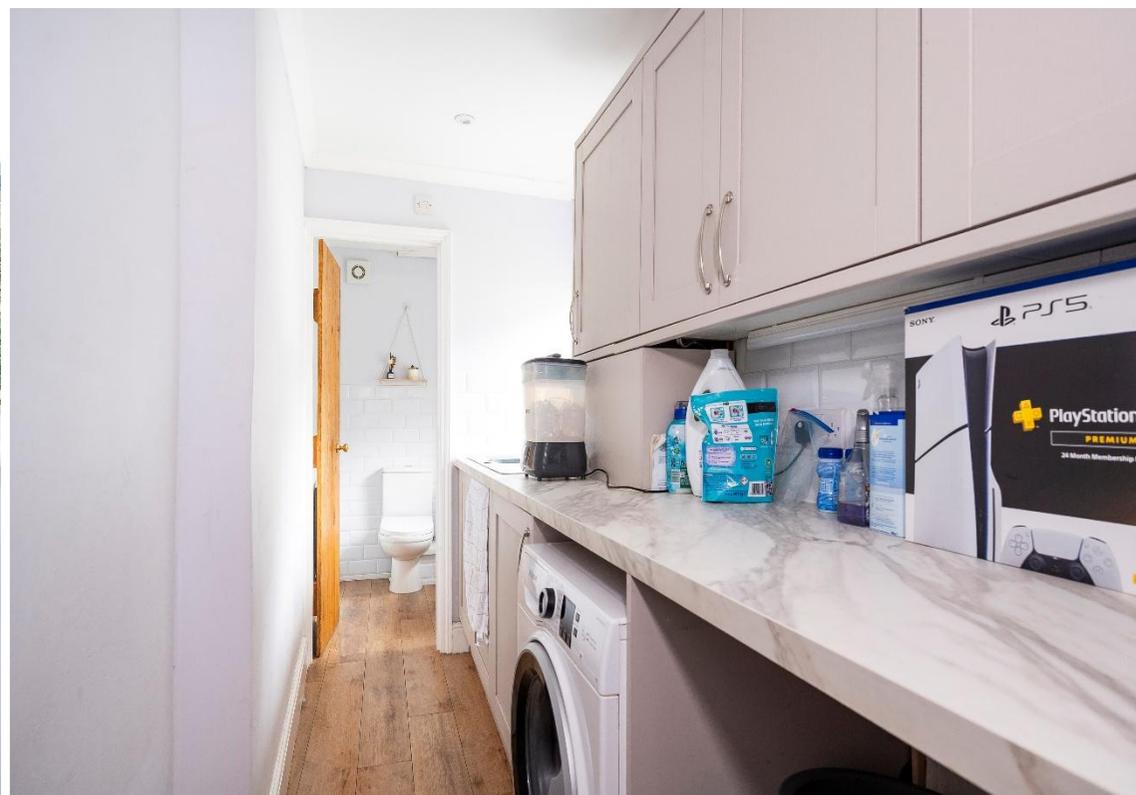




**Croft Cottage,
Sudbury, Suffolk**

**DAVID
BURR**



Croft Cottage, The Croft, Sudbury, Suffolk, CO10 1HW

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 charming detached Georgian village house occupying an outstanding position on The Croft, within close walking distance to both town amenities and the water meadows. The property has undergone a thorough programme of renovation during the current owner's tenure and provides accommodation over three levels. On the ground floor is a sitting room, kitchen and garden/dining room while upstairs are two en-suite double bedrooms. On the lower ground floor is a versatile study/cinema room. There is the further benefit of a private garden and a driveway which offers the option of parking. **NO ONWARD CHAIN.**

A two bedroom (two en-suite) detached character property in an outstanding town centre location.

SITTING ROOM: A charming sitting room with plenty of space for seating arranged around a central fireplace with inset wood burning stove, situated on a brick hearth and with display shelving to each side. Picture rail throughout and sash window overlooking The Croft itself with fitted slatted blinds.

KITCHEN: Finished in a contemporary style with a matching range of base and wall level units with worksurfaces incorporating a four ring induction hob and a stainless steel sink with mixer tap above and drainer to side. Integrated electric combination oven, staircase rising to first floor and with a further sash window with slatted shutters overlooking The Croft and the Church behind. Double doors open into:

GARDEN/DINING ROOM: A versatile room with skylight and double doors opening onto the garden as well as windows allowing for plenty of natural light and a front door opening onto The Croft.

UTILITY ROOM: With space for a refrigerator and freezer, space and plumbing for a washing machine and a further sink with mixer tap above and drainer to side. Door leading to:

CLOAKROOM: Containing a WC and a vanity suite.

Lower ground floor

Accessible from the kitchen with steps leading down is a:

STUDY/CINEMA ROOM: A versatile room with a number of potential uses.

First floor

BEDROOM ONE: A double bedroom with an attractive cast iron feature fireplace and a fine outlook over The Croft and the Church behind.

EN-SUITE: Containing a tiled shower cubicle with glass screening, WC, vanity suite and a chrome heated towel rail.

BEDROOM TWO: A further double bedroom with a cast iron fireplace and a lovely view over The Croft. Door opening onto:

EN-SUITE: Containing a bath with mixer tap and shower attachment over, WC, vanity suite and a chrome heated towel rail.

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Outside

The property benefits from a private enclosed garden with gates opening onto a possible area of off-street parking for smaller vehicles. The garden has been designed with low maintenance in mind with a brick paved terrace enclosed by well planted borders.

Agent's notes

The property is situated within a conservation area.

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: 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.

WHAT3WORDS: ///punctured.overhead.fists

VIEWING: Strictly by prior appointment only through DAVID BURR.

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FLOORPLAN TO BE APPENDED

