



**22 Priory Road,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 22 Priory Road, Sudbury, Suffolk, CO10 1LB

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 substantial and well-presented family home situated on a quiet street within close walking distance to both town amenities and the water meadows with its stunning countryside walks. Bright and well-proportioned accommodation is arranged over three levels. On the ground floor is a generous open plan kitchen/dining/living room with a utility room, cloakroom and an area of garage/storage. On the first and second floors are a total of four bedrooms served by two bathrooms and a versatile study/fifth bedroom. Outside, to the front of the property is a private driveway providing off-road parking while to the rear, is a west-facing private enclosed garden with sunny terracing ideal for seating and a generous expanse of lawn.

## A four bedroom, two bathroom semi-detached town house within close walking distance of town amenities and the water meadows.

Front door leading to:

**ENTRANCE PORCH:** A recent addition with space for coats and shoes and a wood and glass panel door leading into an:

**INNER HALL:** With staircase rising to first floor, useful storage cupboard off and an oak veneer door leading into:

**KITCHEN/DINING/LIVING ROOM:** An exceptional open plan room arranged into various distinct areas including a significant extension completed in 2020 to a high standard. There is ample room for a large dining table and chairs and seating adjacent to aluminium bi-folding doors which open onto stone paved terracing and provides an attractive view of the garden beyond. Two skylights allow for plenty of natural light. A further area of seating lies adjacent to a Jotul wood burning stove. The kitchen contains a matching range of base and wall level units with solid wood work surfaces incorporating a one and a half ceramic sink with mixer tap above and drainer to side. Space for a free standing range cooker with tiled splashback and extractor over, space and plumbing for a dishwasher and for a freestanding fridge and freezer. A further

peninsular provides breakfast seating and additional storage. High quality wood effect karndean flooring throughout.

**UTILITY ROOM:** With a continuation of wood effect karndean flooring and with a further range of base and wall level units with wood effect work surfaces, incorporating a one and a half ceramic sink with mixer tap above and drainer to side. Space and plumbing for a washing machine and space for tumble dryer. Internal door leading into the garage (see below).

**CLOAKROOM:** With tiled flooring and containing a WC, a wash hand basin with storage below and a chrome heated towel rail.

### First Floor

**LANDING:** With further staircase leading to the second floor and a tall window allowing for plenty of natural light. Door leadings to:

**BEDROOM 2:** A double bedroom with an outlook across the rear garden and a useful understairs storage cupboard off. Further storage cupboard containing the boiler off.

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**BEDROOM 3:** A further double bedroom with an attractive view across the rear garden.

**BEDROOM 4:** Currently utilised as a further reception room but could equally be utilised as a guest bedroom, if required.

**FAMILY BATHROOM:** With tiled flooring and walls and containing a bath with mixer tap and shower attachment over. Separate shower cubicle with rainfall style shower head and additional attachment below. WC, vanity suite wash hand basin and a chrome heated towel rail.

## Second Floor

With a view across the rear garden and with further door leading to:

**BEDROOM 1:** A well-proportioned double room with a distinct dressing area and eaves storage cupboard off.

**BATHROOM:** Containing a roll top bath with mixer tap and shower attachment over, WC and vanity suite. Separate corner shower with porcelain tiled surround and glass screen doors and a chrome heated towel rail.

**STUDY:** An ideal area to work from home with an outlook across the rear garden.

## Outside

To the front of the property is a private driveway which provides off-road parking for a number of vehicles and leads onto a:

**GARAGE:** Providing a useful area of storage and with power and light connected and a door leading into the utility room.

To the rear is a private enclosed **WEST FACING** garden which includes a stone paved terrace adjacent to the property itself, providing an attractive area of seating enclosed by raised beds with mature lavender plants. Further benefits

include external lighting and a water tap. An access leads through a gate and back onto the driveway to the front. A generous area of lawn leads to the rear of the plot with a further enclosed terrace.

**AGENTS NOTE:** The property is wired with Cat 6 Ethernet throughout, with wall points in the sitting room, utility room, office and bedrooms. All network cables connect to a central hub located in the cupboard of the second bedroom.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Mains water, drainage and electricity connected. Gas fired heating by radiators. **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:** C

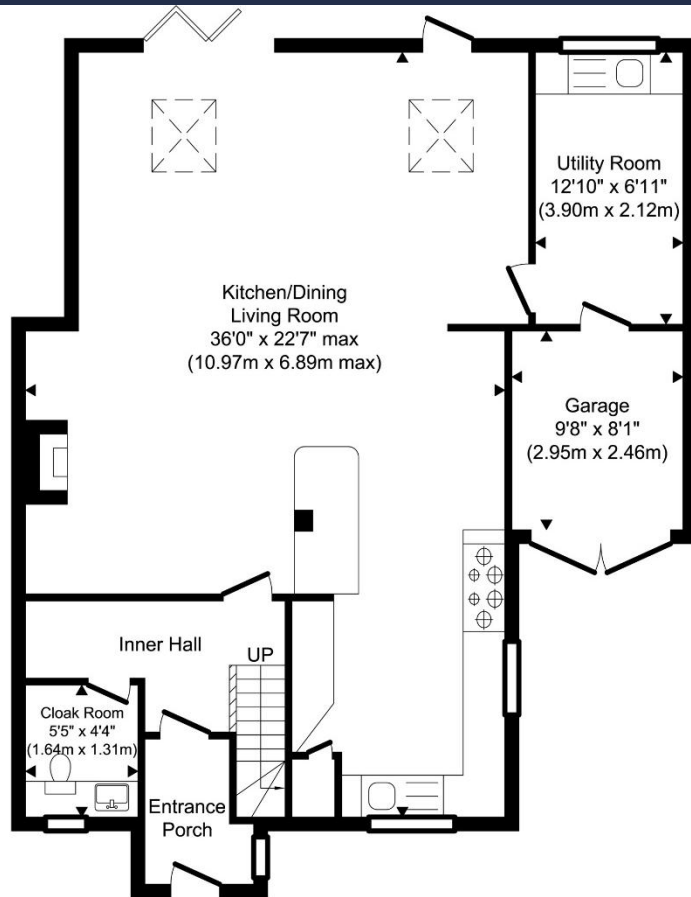
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick

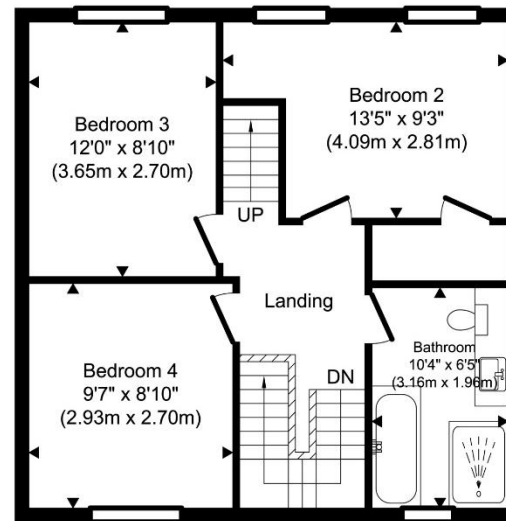
**WHAT3WORDS:** ///them.albums.tonight

**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.

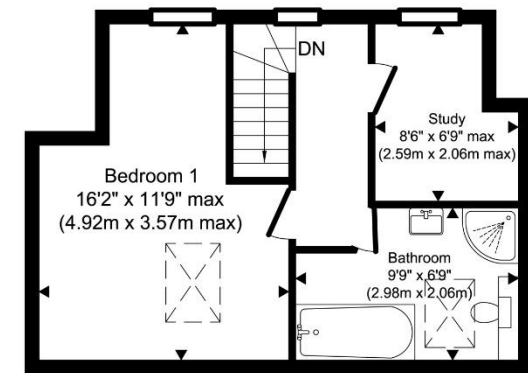
# 22 Priory Road, Sudbury, Suffolk, CO10 1LB



Ground Floor  
Approximate Floor Area  
985.75 sq. ft.  
(91.58 sq. m)



First Floor  
Approximate Floor Area  
516.88 sq. ft.  
(48.02 sq. m)



Second Floor  
Approximate Floor Area  
331.42 sq. ft.  
(30.79 sq. m)

**TOTAL APPROX. FLOOR AREA 1834.06 SQ.FT. (170.39 SQ.M.)**

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