



DAVID
BURR

The Street
Assington, Suffolk

19 The Street, Assington, Suffolk, IP7 7AL

An exceptional three-bedroom semi-detached period cottage, occupying a central position within the highly regarded village of Assington. Unlisted and beautifully presented throughout, the property blends a wealth of retained character features with high-quality contemporary finishes, offering approximately 1,645 sq ft of versatile accommodation arranged over two floors. Generous ceiling heights, exposed timbers, Suffolk latch doors and stripped oak flooring combine effortlessly with stylish modern fittings, creating a home of considerable warmth and character.

The accommodation is centred around a superb dual aspect sitting room, complete with parquet flooring, exposed studwork and a brick fireplace with inset wood burning stove. A spacious open-plan kitchen/breakfast/dining room provides an outstanding entertaining environment, extensively fitted with shaker-style cabinetry, oak preparation surfaces and a substantial central island, whilst allowing ample space for dining. Oak flooring runs throughout the room. A snug or home office with parquet flooring is enhanced by flush fitting French doors opening directly onto the rear terrace and gardens. A practical utility room and cloakroom complete the ground floor accommodation.

The first floor offers three well-proportioned bedrooms, including a principal suite with dressing room area with fitted storage and an en-suite bathroom. Two further double bedrooms are served by a stylish family shower room, with all accommodation enjoying pleasant outlooks over the surrounding gardens and village setting.

Outside, the property benefits from tandem off-street parking for two vehicles plus a parking area to the front. Attractive rear gardens arranged with paved terrace and raised pond, established borders, lawned areas and a further seating space beneath a pergola, providing an excellent setting for both relaxation and entertaining. There is a useful outbuilding and a garden shed/workshop. EV charging point to side.

Wealth of retained period features throughout

Exposed timbers, parquet and stripped oak flooring

Wood burning stove set within brick fireplace

Double doors opening onto rear terrace

Established rear gardens with pergola seating area

Tandem off-street parking for two vehicles

Unlisted semi-detached period cottage

Approximately 1,625 sq ft of accommodation

Three well-proportioned bedrooms

Principal bedroom with en-suite bathroom

Two versatile reception rooms

Outstanding open-plan kitchen/breakfast room



Assington is one of Suffolk's most sought-after villages, renowned for its attractive period architecture, strong sense of community and picturesque countryside surroundings. Positioned between the market towns of Sudbury and Colchester, the village offers an appealing balance of rural living with convenient access to wider amenities, schooling and commuter links, including mainline rail services to London Liverpool Street from nearby Manningtree and Colchester stations.

The village itself benefits from a highly regarded public house, parish church and an abundance of scenic walking routes across the surrounding Dedham Vale countryside.

The property enjoys an enviable position within easy reach of the area's renowned Constable Country landscape, making it particularly attractive for those seeking a semi-rural lifestyle without compromise. Excellent road connectivity via the A12 and A134 provides straightforward access towards Colchester, Ipswich and Bury St Edmunds, whilst nearby independent schools, village amenities and countryside pursuits further enhance the appeal of this exceptional period home.

TENURE: Freehold

SERVICES: Mains water and electricity are connected. Private drainage and oil fired heating, EV charging point. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E

WHAT3WORDS: drum.dissolves.these

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

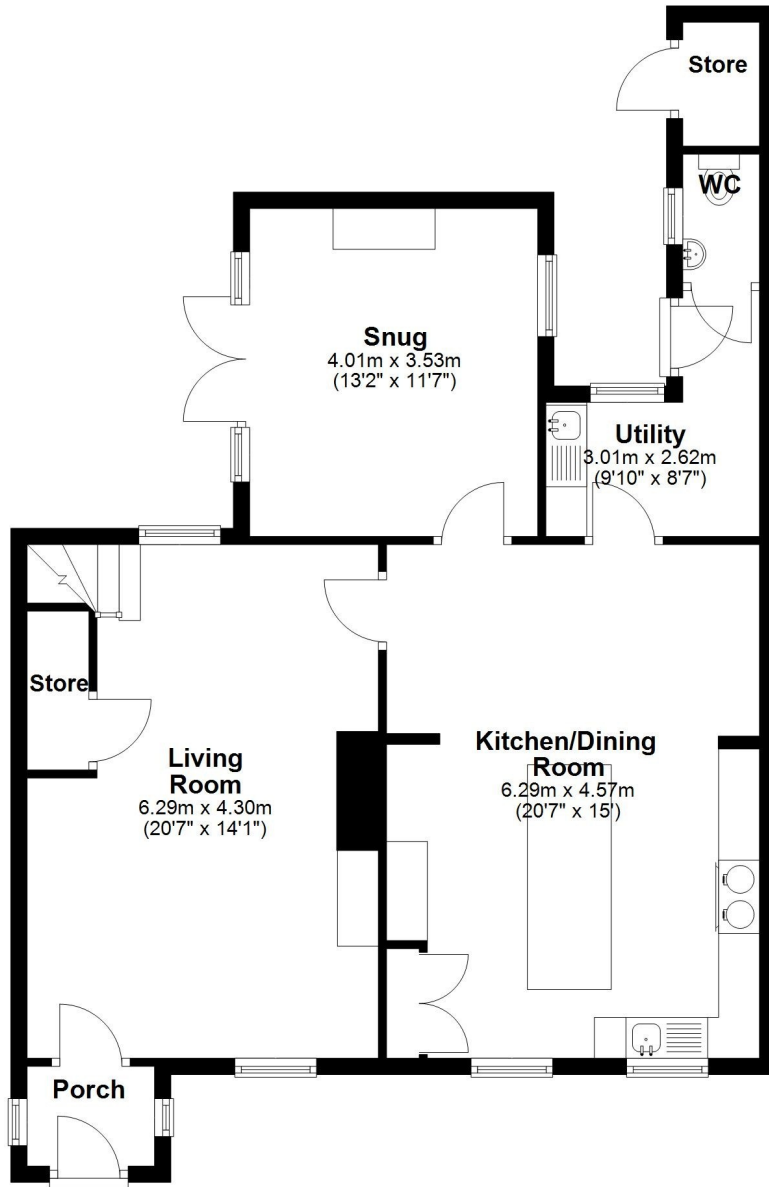
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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.

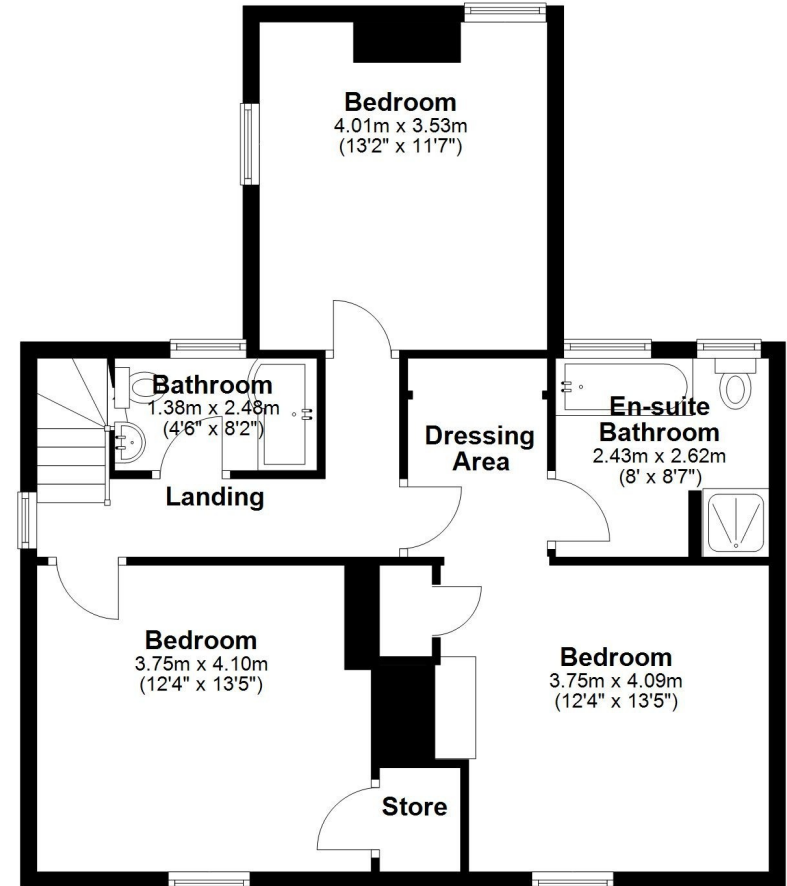
Ground Floor

Approx. 82.0 sq. metres (882.7 sq. feet)



First Floor

Approx. 70.9 sq. metres (762.7 sq. feet)



Total area: approx. 152.9 sq. metres (1645.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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