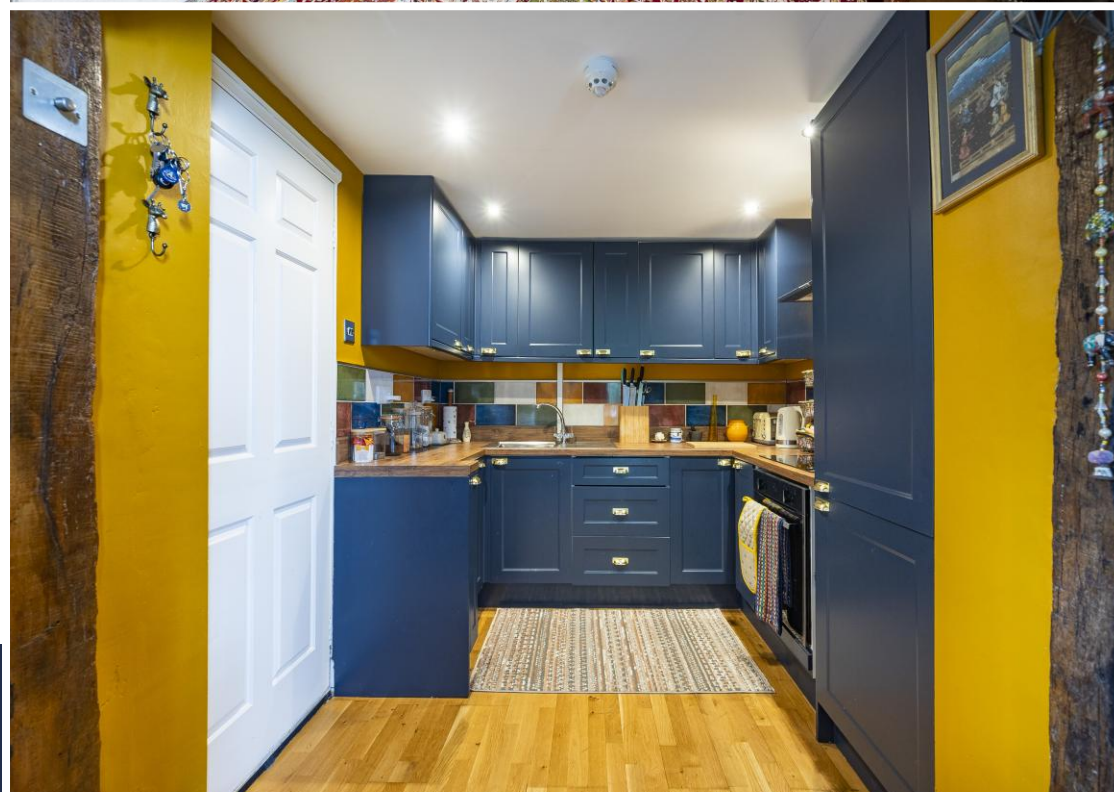




**7 Ballingdon Grove,
Sudbury, Suffolk**

**DAVID
BURR**



7 Ballingdon Grove, Middleton Road, Sudbury, Suffolk, CO10 7LJ

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.

An impressive first floor apartment situated in a popular Grade II listed mansion block on the edge of Sudbury. The property includes a well-proportioned kitchen, a sitting/dining room, a double bedroom and a shower room as well as a useful storage cupboard. There is the additional benefit of a designated off-street parking space, access to visitors bays and beautiful gardens which abut the River Stour and in total measure in the region of 1.2 acres.

A first floor apartment with beautiful characterful features in a highly-regarded mansion block.

. Front door leading to:

KITCHEN: Recently upgraded and considerably improved around 2022 and containing a range of matching base and wall level units with wood effect work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side and a four ring Cooke & Lewis electric hob with extractor fan above and tiled splashback. Integrated refrigerator and freezer and a CDA combination oven. Plenty of storage and an opening leading into:

SITTING/DINING ROOM: An impressive and particularly characterful room with 11ft 4inch ceiling height with beautiful exposed timbers, a wall of exposed mellow red brick and a fine, tall double hung sash window with an outlook over the front. Attractive feature wallpapered wall and with plenty of space for seating and a door leading into a particularly generous storage cupboard with space for coats and shoes and also containing the hot water cylinder.

BEDROOM: A nicely proportioned double bedroom with a sash window overlooking the front and laminate wood effect flooring and a door leading to:

EN-SUITE: Containing a WC, wash hand basin with storage below and a tiled splashback and a brushed brass effect shower with tiled surround, rainfall style showerhead and additional attachment below.

Outside

The property is approached via a driveway off Middleton Road which expands into an area of parking where there is a designated, private, off-road parking space as well as access to visitor spaces on a first come first serve basis.

The property benefits from extensive grounds measuring approximately 1.2 acres which include numerous mature specimen trees, sweeping areas of lawn and private river frontage with access onto the River Stour. There is the additional benefit of a communal laundry room with two Miele washing machines and two Miele tumbler dryers.

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LEASE TERM REMAINING: 86 years remaining on the original 125 year lease.

SERVICE CHARGE: £1145 every 6 months

GROUND RENT: £120 per annum

SERVICES: Main water and drainage. Main electricity connected. Electric heating
NOTE: None of these services have been tested by the agent.

EPC RATING: Band F – 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).

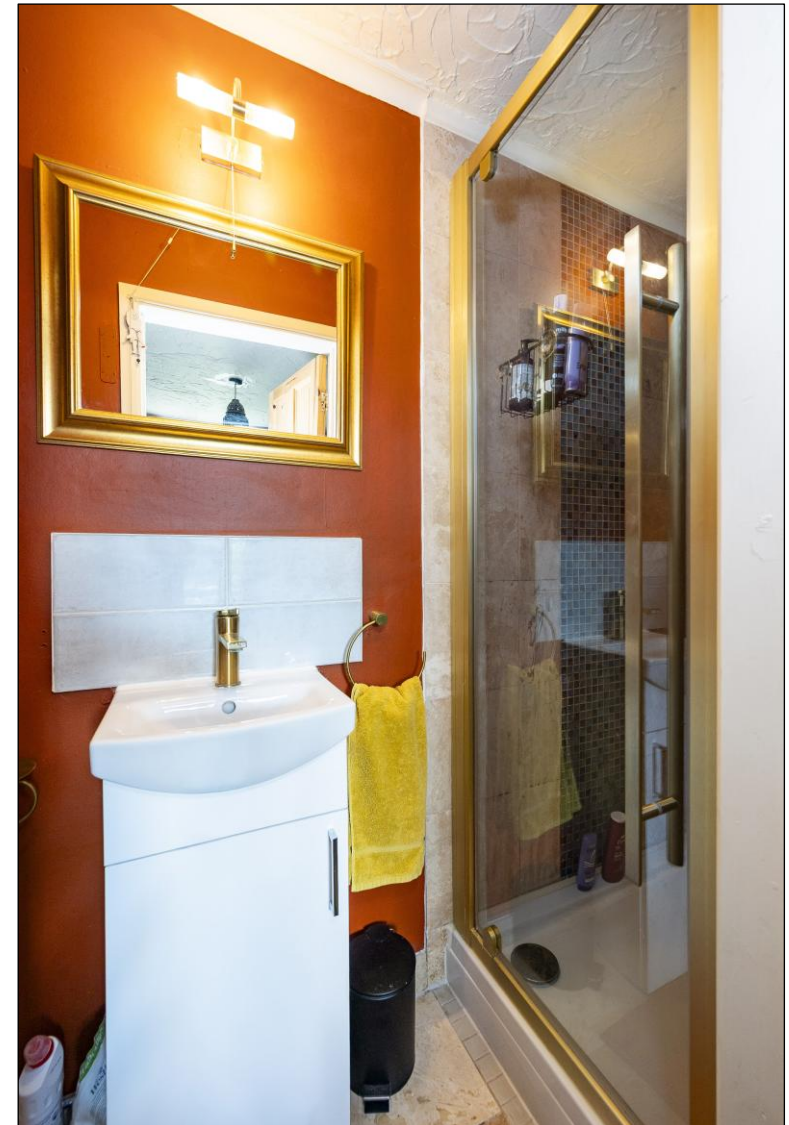
COUNCIL TAX BAND: A

TENURE: Leasehold

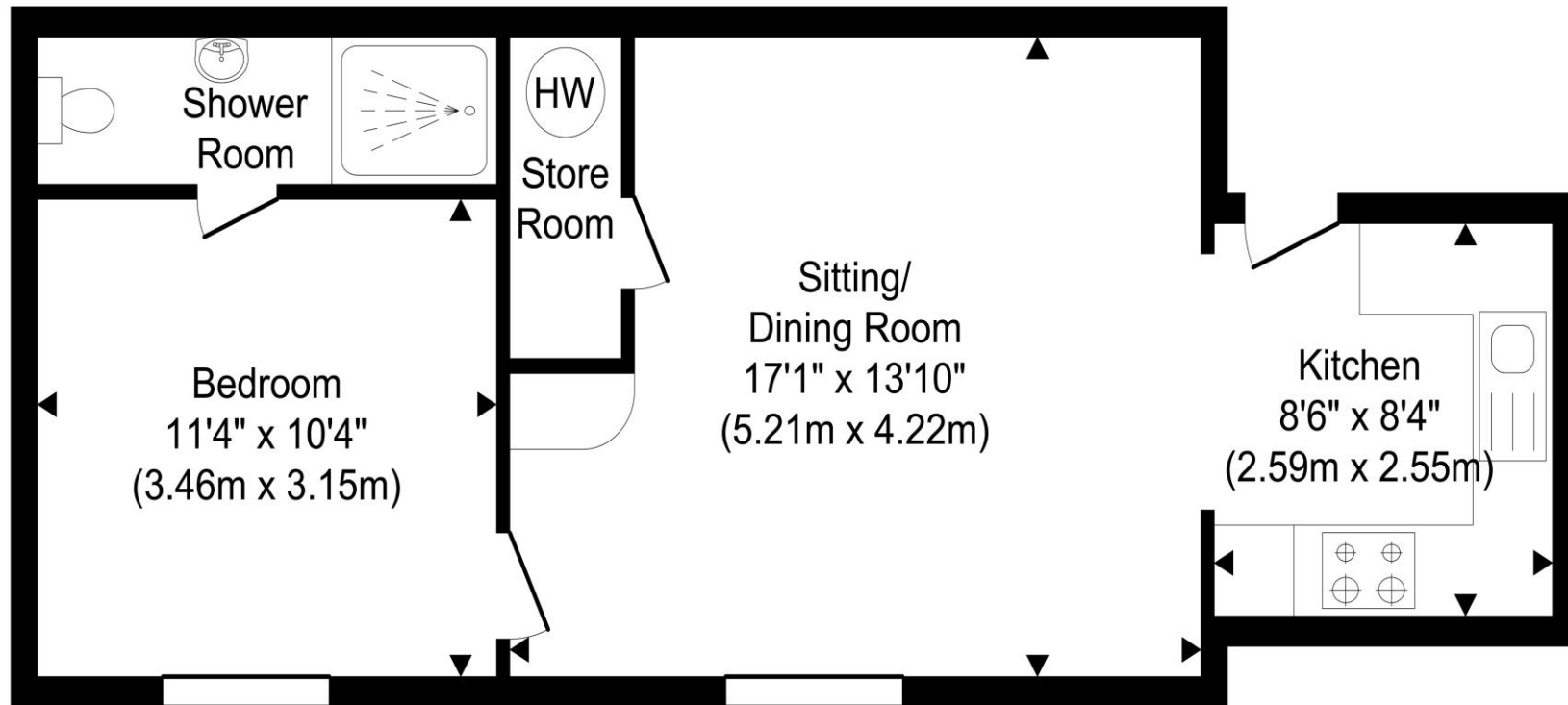
WHAT3WORDS: supported.tummy.estimated

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



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TOTAL APPROX. FLOOR AREA 472.21 SQ.FT. (43.87 SQ.M.)

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