



## Burkitts Lane, Sudbury

Modern five-bedroom, three-storey townhouse offering a sociable kitchen/diner opening to the garden, a bright first-floor sitting room, two bathrooms plus ground-floor WC and first-floor WC, and flexible space for family life or home working. Outside features include an enclosed, low-maintenance garden, driveway parking and an integral garage. Convenient setting for Sudbury town centre, the Water Meadows and the station.

Guide price £425,000

# Burkitts Lane

Sudbury, CO10



- Central Sudbury location
- Kitchen/Diner
- West-facing garden
- Perfect family home
- Five-bedroom townhouse
- Principal en-suite
- Close to station
- Bright sitting room
- EV charging
- Single garage

## The Property

A welcoming entrance hall gives access to the ground-floor cloakroom, internal door to the garage, and a generous kitchen/diner spanning the rear, perfect for everyday living and entertaining, with French doors to the garden.

On the first floor, a bright sitting room enjoys a Juliette balconies overlooking the rear, accompanied by two versatile bedrooms and a WC.

The top floor offers excellent flexibility for families: a principal bedroom with en-suite shower room, an additional two bedrooms, served by a family bathroom.

## The Outside

French doors from the kitchen/diner open to a private, enclosed west-facing garden, easy to maintain and ideal for alfresco dining. To the front, access to the integral single garage, providing secure parking and storage in addition to an electric vehicle charger.

## The Area

Set close to Sudbury's historic centre, shops and cafés, with picturesque Water Meadows walks nearby. Good local schooling and amenities, with rail services from Sudbury station to Marks Tey (for onward connections to London Liverpool Street) and convenient road links toward Colchester, Ipswich and Bury St Edmunds.

## Further Information

Tenure: Freehold

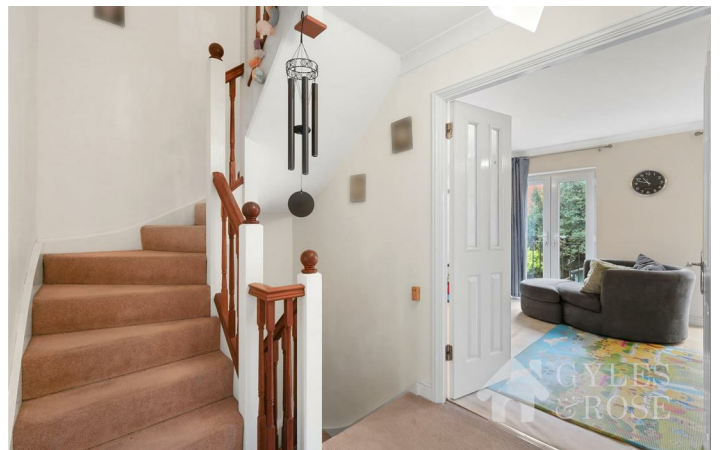
Council Tax: Babergh Band D

Construction: Brick

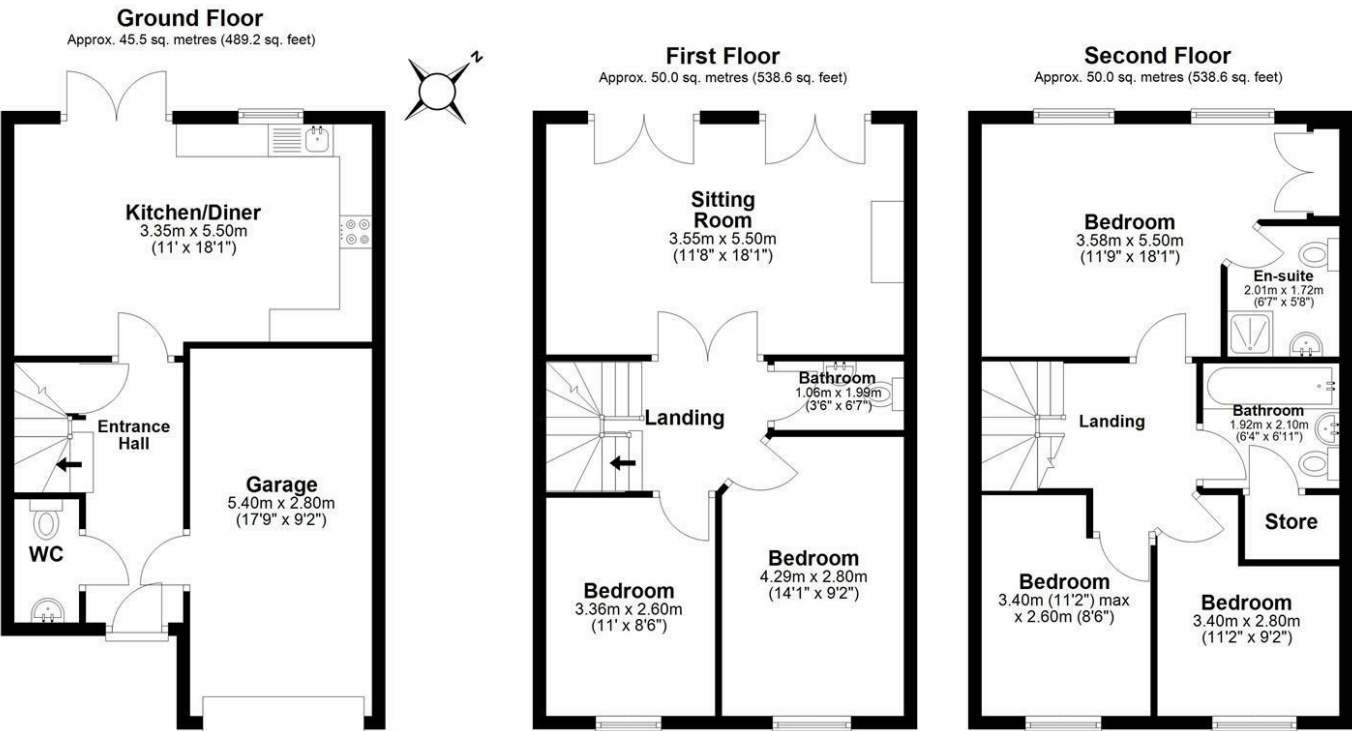
Mains water, gas, electricity and sewerage.

Seller position: Need to secure an onward purchase.





Floor Plan



Total area: approx. 145.5 sq. metres (1566.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Gainsborough Terrace, Birketts Lane, Sudbury

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