



DAVID
BURR

The Street
Assington, Suffolk

Thain Croft, The Street, Assington, CO10 5LW

This impressive five bedroom detached modern residence is ideally situated in the heart of Assington, offering a superb blend of contemporary design and practical family living.

Beautifully presented throughout, the property features a spacious open plan sitting and dining room with a brick fireplace and oak flooring, perfect for both everyday living and entertaining. To the rear, a large kitchen/dining room forms the heart of the home, complete with a central island unit, wooden work surfaces and shaker style units. Tiled flooring runs throughout and bi-fold doors open onto the garden, creating a seamless indoor-outdoor flow. A separate utility room and cloakroom add further convenience.

A striking wood and glass staircase leads to the first floor landing which in turn leads to five generous double bedrooms, all of which benefit from access to en-suite facilities, providing excellent accommodation for family and guests alike.

The property also offers ample off-street parking leading to a double garage, and a versatile office space above, ideal for home working. Finished to a high standard, the home boasts a contemporary layout, stylish décor, and features such as a fireplace and a large terrace overlooking a well-maintained lawned garden.

The property is offered chain free presenting a the potential for a quick purchase.

- Five spacious double bedrooms, with en-suite facilities
- Detached modern home well presented throughout
- Open-plan sitting and dining area ideal for entertaining
- Large kitchen/dining room with island unit and bi-fold doors to the garden
- Separate utility room for added practicality
- Striking wood and glass staircase
- Contemporary layout and stylish décor throughout
- Fireplace and oak flooring adding warmth and character
- Generous terrace and well maintained lawned garden
- Ample off-street parking and double garage
- Office space above the garage, ideal for home working
- Prime village location within walking distance of local amenities and surrounded by countryside



Assington is a highly sought-after Suffolk village, known for its charming rural character and strong sense of community. The property is within easy walking distance of local village amenities including Barn café, farm shop, Recreation ground with village hall, local Pub/restaurant all offering convenience while retaining a peaceful countryside setting. Surrounded by picturesque landscapes, the area provides an abundance of scenic walks and outdoor pursuits, making it ideal for those seeking a balance between rural tranquillity and accessibility.

Despite its idyllic setting, Assington benefits from excellent connectivity to nearby towns such as Sudbury and Colchester, both offering a wider range of shopping, dining, and leisure facilities, as well as mainline rail links to London. The village of Bures is just over the valley with its branch line to Marks Tey. This makes the property particularly appealing to commuters or those looking for a countryside retreat without compromising on accessibility and modern conveniences.



TENURE: Freehold

SERVICES: Mains water, private drainage and electricity are connected. Airsource heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

WHAT3WORDS: item.lilac.zipped

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

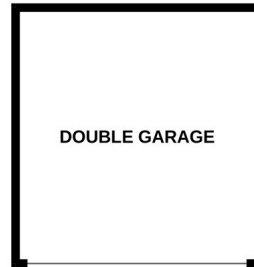
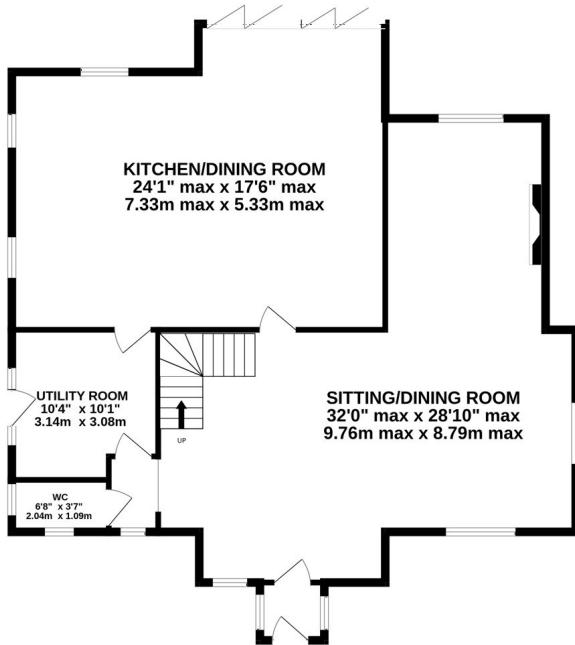
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

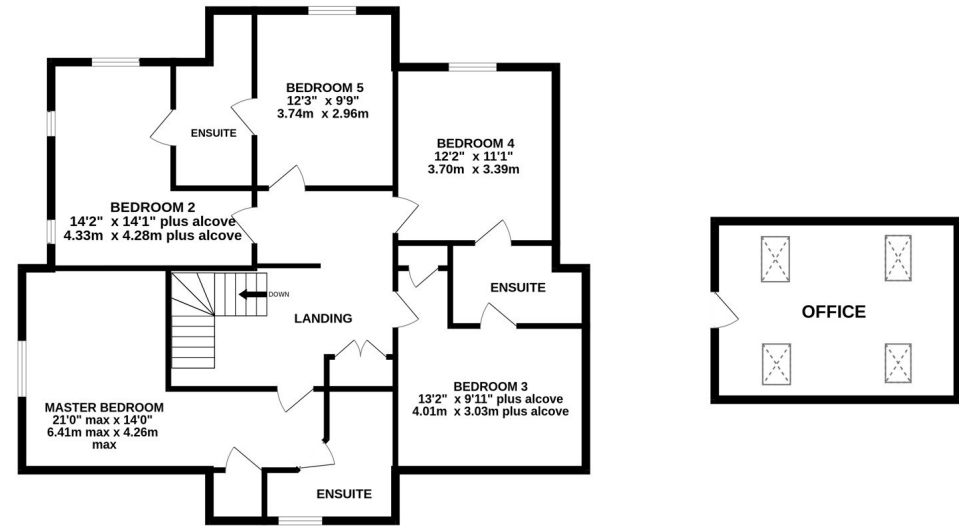
No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



GROUND FLOOR
1560 sq.ft. (144.9 sq.m.) approx.



1ST FLOOR
1331 sq.ft. (123.6 sq.m.) approx.



TOTAL FLOOR AREA : 2890 sq.ft. (268.5 sq.m.) approx.

Made with Metropix ©2023

