



**4 Thomas West Court,
Sudbury, Suffolk**

**DAVID
BURR**

4 Thomas West Court, Sudbury, Suffolk, CO10 7FR

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.

Completed in 2020 this spacious mid-terrace, three bedroom house enjoys elevated views over Sudbury's famous water meadows with private south-westerly facing rear garden and off road parking.

A light and tastefully finished home close to town amenities with a south-west facing garden.

The Property

You are initially greeted by an inviting entrance hall with staircase leading to first floor with under stairs storage cupboard and a well-served contemporary kitchen at the front of the house with an attractive herringbone tiled splash back and large window offering countryside views. To the rear of the house is a large sitting/dining room that is particularly light with French doors leading onto the sunny rear terrace. On the first floor are three generous double bedrooms each tastefully decorated with their own colour schemes with a particularly spacious master bedroom enjoying wonderful meadows views. These rooms are serviced by a three-piece family bathroom with a further ground floor cloakroom.

Outside

Sitting back from a private walkway the property enjoys a quiet elevated position overlooking the Sudbury water meadows with a south-westerly facing rear garden that has been landscaped for low maintenance with a chipping terrace seating area and an expanse of lawn surrounded by climbers and vines that offer seasonal colour. Beyond, is an area of parking for two vehicles with further visitors space available.

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

EPC RATING: Band B – 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

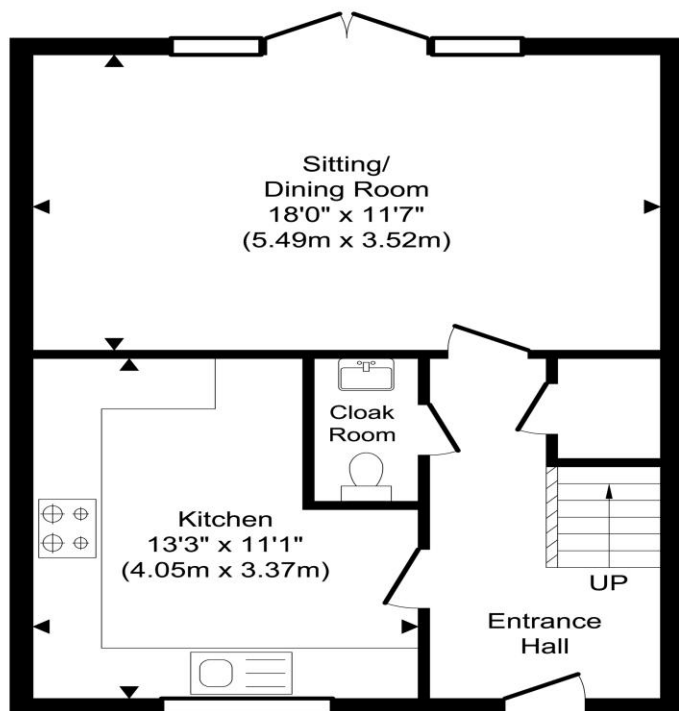
TENURE: Freehold **Service Charge:** £200 every 6 months.

CONSTRUCTION TYPE: Brick **WHAT3WORDS:** splints.logs.refilled

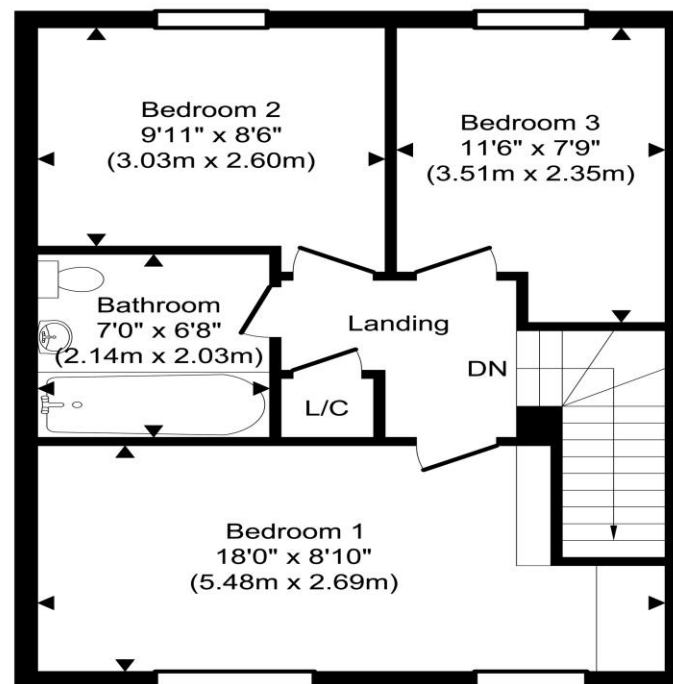
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

4 Thomas West Court, Sudbury, Suffolk, CO10 7FR



Ground Floor
Approximate Floor Area
453.16 sq. ft.
(42.10 sq. m)



First Floor
Approximate Floor Area
453.16 sq. ft.
(42.10 sq. m)

TOTAL APPROX. FLOOR AREA 906.32 SQ.FT. (84.20 SQ.M.)
Produced by www.chevronphotography.co.uk © 2026

