

Roseacre, 2 Church Lane, Alpheton, Sudbury, CO10 9BL



Freehold

**£625,000**

Subject to contract

4 bedrooms  
2 reception rooms  
2 bathrooms





## Some details

### General information

The house is set well back from Church Lane approached over a driveway which services adjoining properties. It has been maintained beautifully throughout and has extremely spacious accommodation.

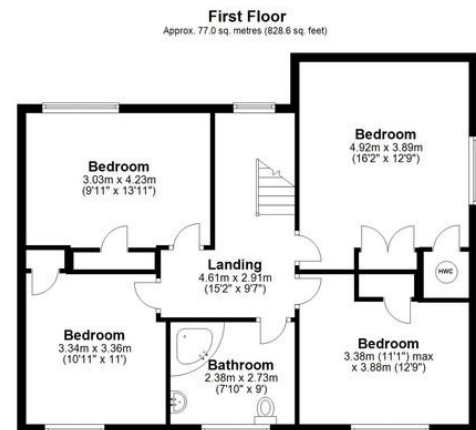
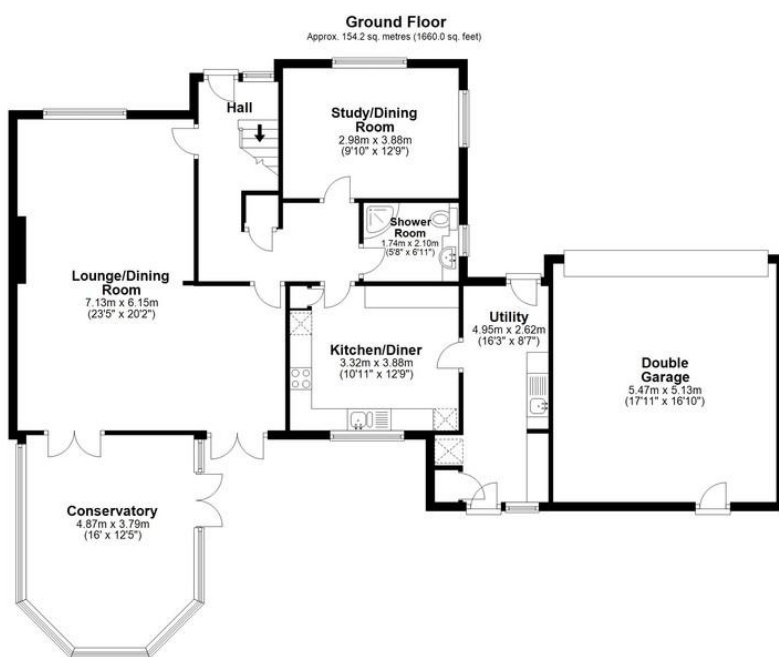
The reception hall has an under stairs cupboard and access to the cloakroom. There is a glazed door leading into the extremely spacious 'L' shaped main reception room which has a coal effect gas fire and ample space for sitting and dining room with two sets of French doors leading out, one to the sunny west facing terrace and the other leading into the spacious double glazed conservatory which has under floor heating and fitted window blinds. There is a naturally well lit spacious study ideal work from home space. The cloakroom/shower room has a corner shower cubicle, W.C, wash hand basin and is in beautiful condition throughout. The kitchen/breakfast room has been well maintained with a ceramic floor, one and a half bowl sink unit, stunning views across the garden and countryside beyond with four ring hob, Neff double oven, space for fridge freezer and fitted dishwasher. The utility room has space for washing machine, Boulter oil fired central heating boiler, access front and rear to the garden, space for a further freezer and ample storage cupboards.

The first floor is approached via a straight staircase leading up to a spacious landing with loft access hatch. The main bedroom has fitted wardrobes, fitted window blinds. Bedroom two which is a good size and has stunning views to the rear, has fitted window blinds and wardrobe cupboard. Bedroom three has fitted window blinds, radiator, cabinet, fitted wardrobe, overlooking the front garden and Alpheton green. Bedroom four has lovely views to the rear over the garden and countryside beyond and a fitted wardrobe cupboard.

The house is immaculately presented throughout with fitted carpeting and fitted window blinds to the majority of the rooms.



This beautifully maintained quietly situated spacious detached house has from its up stairs rooms and garden some of the most exceptional views in this part of Suffolk overlooking unspoilt partly wooded undulating countryside.



**Total area: approx. 231.2 sq. metres (2488.5 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant. Floor Plan prepared by Adrian Bunting 07753375565.  
Plan produced using PlanUp.





#### Reception hall

15' 1" x 6' (4.6m x 1.83m)

#### 'L' shaped sitting/dining room

23' 5" max. x 20' 2" max. (7.14m x 6.15m)

#### Conservatory

16' 2" x 12' 6" (4.93m x 3.81m)

#### Study/office

12' 8" x 9' 9" (3.86m x 2.97m)

#### Cloakroom/shower room

5' 8" x 6' 10" (1.73m x 2.08m)

#### Kitchen/breakfast room

10' 10" x 12' 8" (3.3m x 3.86m)

#### Utility/rear hallway

6' 4" x 16' 3" (1.93m x 4.95m)

#### Spacious landing

#### Bedroom one

16' 1" x 12' 9" (4.9m x 3.89m)

#### Bedroom two

13' 10" x 9' 11" (4.22m x 3.02m)

#### Bedroom three

10' 11" x 10' 11" (3.33m x 3.33m)

#### Bedroom four

12' 8" x 10' 11" (3.86m x 3.33m)

#### Bathroom

8' 11" x 7' 6" (2.72m x 2.29m)

#### Double garage

17' 11" x 16' 10" (5.46m x 5.13m)



Stay ahead  
with early bird  
alerts...

Hear about homes for sale  
**before** they are advertised  
on Rightmove, On the Market  
or in the paper.





### Outside

The property is approached via Church Lane onto a roadway which provides access to three houses. The property is set well back from the road with concrete parking in front of the garage and shingle parking area, wide sweep of lawn with mature shrubbery, Conifers, Magnolia etc. There is a side gate leads past the garage and the oil storage tank to the rear terrace, timber shed 9' b y 12'. There is a covered outside terrace area, small enclosed chicken run and a play shed. A gate leads through to a large level area of paddock which is currently leased. There is a wide sweep of lawn bounded by shrubbery, Conifers etc. overlooking this is a timber framed garden summer house. To the side of the property is a further set of double gates which lead into a shingle storage area, vegetable growing area, log store and a further timber storage shed.

### Location

The charming village of Alpheton is situated a short distance to the North of the historic and well served village of Long Melford. The cathedral town of Bury St Edmunds is within comfortable driving distance and the nearby market town of Sudbury has excellent shopping and recreational facilities and offers a commuter rail link to London Liverpool Street. Primary schooling is available in the nearby village of Lawshall which has an OFSTED rating of outstanding. We understand that free transport is available for those attending the primary school and then on to King Edward VI School in Bury St Edmunds.

### Important information

Council Tax Band - tbc

Services - We understand that mains water, drainage and electricity are connected to the property. Heating is provided for by oil.

Tenure - Freehold

EPC rating - tbc

Our ref - SAT

Have *your*  
home valued  
by us...

and get **FREE** professional  
advice. Book it now at

[fennwright.co.uk](http://fennwright.co.uk)

### Further information

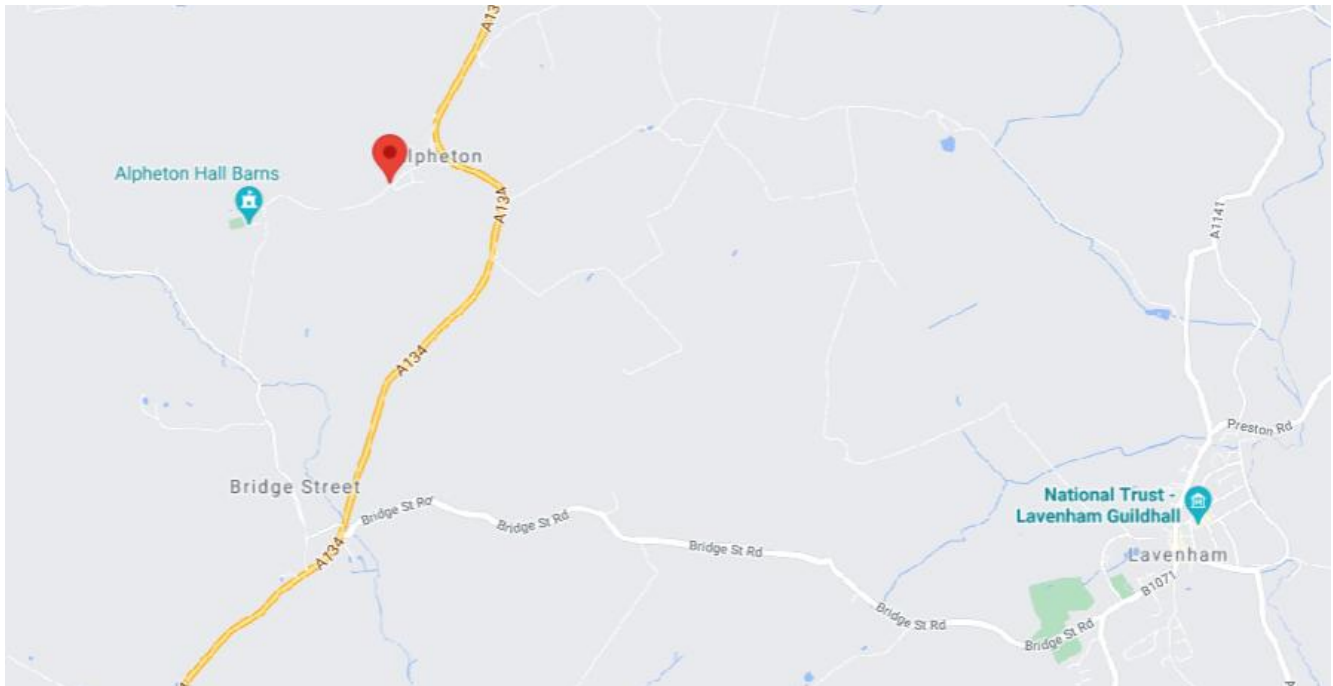
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

[fennwright.co.uk](http://fennwright.co.uk)

### Viewing

To make an appointment to view this property please call us on 01787 327 000.





## Directions

Use the postcode CO10 9BL as the point of origin.

To find out more or book a viewing

**01787 327 000**

**fennwright.co.uk**

**Fenn Wright** is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

### Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

