

53 Richard Burn Way, Sudbury, CO10 1SY



Freehold

£425,000

Subject to contract
No onward chain

4 bedrooms
1 reception room
2 bathrooms



Some details

General information

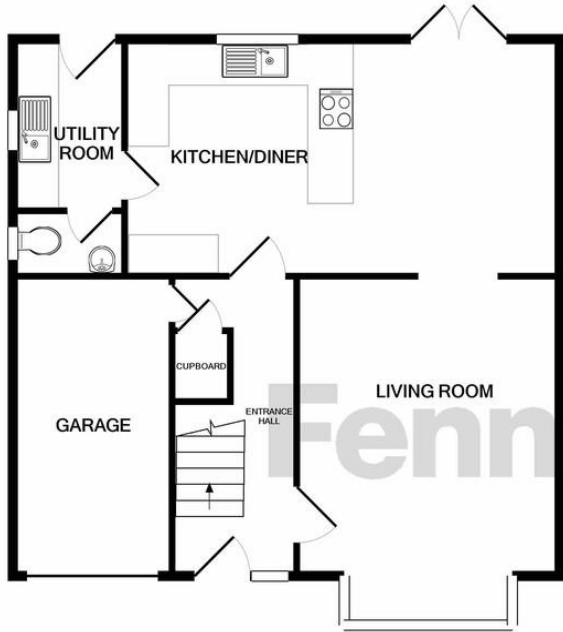
A recently updated and refurbished four bedroom detached family home offered for sale with no onward chain set in a quiet cul-de-sac situation with good access to local amenities including schools.

The gas centrally heated accommodation is briefly composed of a main front door set beneath a storm porch taking you into the entrance hall where stairs rise to the first, useful cupboard beneath and personal door to the integral garage and further doors leading off. The good bay fronted sitting room set to the front of the house with an opening leading through into the dining area of the kitchen/diner. A further door from the entrance hall leads into the kitchen area, this stunning space has been opened up and remodelled by the current owners to create contemporary style open-plan kitchen/diner with double glazed French doors to the rear garden. Set clearly into two distinct zones with large format tiling to the floor, the kitchen area has a range of stone worktops surrounding incorporating sink and hob with extractor over. There are a good range of units and drawers surrounding beneath with further wall mounted units over, integrated eye-level oven plus further appliances. A dining area offers good space for a family dining table and a door leads from the kitchen into a useful utility room with work surface incorporating sink, space for further appliances and a door leads to the rear garden with a further door giving access to a useful ground floor cloakroom with WC and wash hand basin.

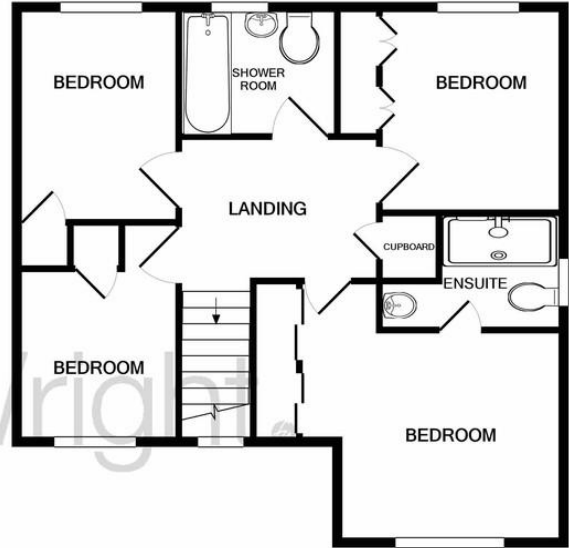
Stairs rise up from the entrance hall to the first floor landing with loft access, built-in airing cupboard and a range of doors leading off to all four bedrooms. The main bedroom benefits from built-in wardrobes to one wall and has recently upgraded en-suite shower room facility. Bedroom two is set to the rear, also with a good range of built in wardrobes. Bedroom three is set to the rear with built-in cupboard and bedroom four is set to the front also with a built-in cupboard. The accommodation is finally concluded with a recently remodelled family bathroom with tiling to walls and floors, a panel enclosed bath with splash screen and wall mounted shower over, pedestal wash hand basin and vanity unit.



A recently updated and refurbished family home quietly situated in this no-through road with access to schools and nearby amenities.



GROUND FLOOR
APPROX. FLOOR
AREA 704 SQ.FT.
(65.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 607 SQ.FT.
(56.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1311 SQ.FT. (121.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Entrance hall

14' 6" x 5' 10" (4.42m x 1.78m)

Lounge

16' 10" x 11' 10" (5.13m x 3.61m) max

Kitchen/dining room

20' 6" x 11' 4" (6.25m x 3.45m)

Utility room

8' x 5' 6" (2.44m x 1.68m)

Cloakroom

5' 6" x 3' 2" (1.68m x 0.97m)

Bedroom one

12' 2" x 10' 4" (3.71m x 3.15m)

Ensuite bathroom

8' 4" x 5' 6" (2.54m x 1.68m)

Bedroom two

10' x 9' (3.05m x 2.74m)

Bedroom three

10' 4" x 8' (3.15m x 2.44m)

Bedroom four

8' 1" x 10' 7" decreasing to 8'5 (2.46m x 3.23m, 2.57m)

Bathroom

6' 6" x 5' 9" (1.98m x 1.75m)



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Particulars for 53 Richard Burn Way, Sudbury, CO10 1SY

Outside

The front gardens of a good size with an area of lawn. New fencing to one side with low maintenance flower border. Driveway leads to an integral garage with up/over door, power and light. There is gated side access to the rear gardens.

The rear gardens are considered to be a good size with a patio area immediately beyond the back door of the utility. The remaining gardens are set to lawn offering a good deal of privacy with fenced boundaries and attractive flower border.

Location

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - NAS

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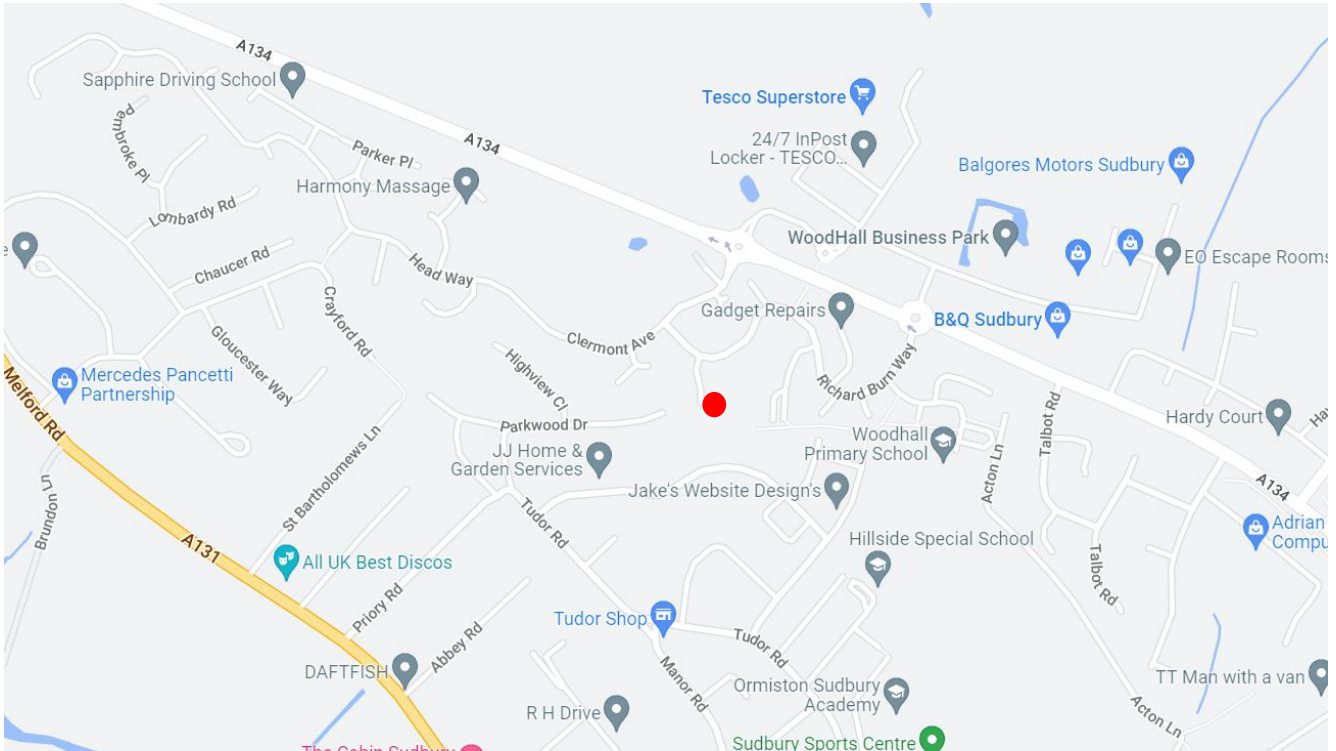
Further information

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

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Viewing

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



Directions

Using Fenn Wright's offices in Market Hill as point of origin and using the postcode CO10 1SY, once in Richard Burn Way follow the road into the cul-de-sac and the property can be found at the bottom on the left hand side set back from the road.

To find out more or book a viewing

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