



**2A Orchard Road  
Assington, Suffolk**

**DAVID  
BURR**





# 2A Orchard Road, Assington, Sudbury, Suffolk, CO10 5NJ

Assington has a linear village street with public house, farm shop, incorporating a Post Office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

A three-bedroom (one en-suite) detached new homes bungalow built by the reputable Roman Homes, situated on a quiet cul-de-sac within the highly regarded Suffolk village of Assington. Offering accommodation arranged over a single storey, the property offers three generously proportioned double bedrooms, separate family bathroom and open plan kitchen/breakfast room. Completed with a clear emphasis on high quality fixtures, fittings and materials utilised throughout, the property benefits integrated from appliances, air source heat pump system, underfloor heating throughout and LED spotlights. Further benefits to the property include garaging, block paved off-street parking and landscaped rear gardens.

## **A well-presented three-bedroom (one en-suite) detached new build bungalow situated on a quiet cul-de-sac within the highly regarded suffolk village of Assington, completed to a high specification with air source heat pump technology, underfloor heating and further benefitting from off-street parking, garaging, and landscaped rear gardens.**

Grained effect UPVC clad security door opening to:

**ENTRANCE HALL:** With Brampton chase flooring throughout, hatch to loft and cupboard housing hot water tank.

**SITTING ROOM:** With window to side, french doors to rear with side panes opening to the rear patio and garden.

**KITCHEN/BREAKFAST ROOM:** Fitted with a matching range of shaker style base units and wall mounted cupboards, quartz preparation surfaces over, deep fill pan drawers and Brampton chase flooring throughout. One and a half bowl sink unit with mixer tap above, inset Neff induction hob with glass splashback and extractor hood above. Additional integrated appliances include fridge freezer, eye level Neff oven and microwave and washing machine. Window to side and french doors with side panes opening to the rear patio and garden.

**BEDROOM 1:** With window to front and oak internal door opening to:

**EN-SUITE SHOWER ROOM:** Fully tiled and fitted with concealed cistern WC, vanity unit with inset wash hand basin and mixer tap above. Fully tiled separately screened shower with twin shower head, wall mounted chrome heated towel radiator and obscured window to side.

**BEDROOM 2:** With window to front.

**BEDROOM 3:** With window to side.

**FAMILY BATHROOM:** Partly tiled and fitted with concealed cistern WC, wash hand basin fitted within a vanity unit with drawers, mixer tap above and panel bath with shower attachment. Wall mounted heated towel radiator and window to side with obscured glass.

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## Outside

The property is situated on Orchard Road and is approached via a block paved driveway with access provided to the:

**GARAGE:** With electric roller door to front and personnel door to side and eaves storage.

The gardens are lawned with a sandstone patio terrace and pathway providing access to the garage, and enclosed by a timber fence line and exterior lighting. The air source heat pumps are located to the side of the property

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Foul drainage into a large private treatment plant for the whole development. Air source heat pump and underfloor heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** B. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///compacts.good.herbs

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

**BROADBAND:** Up to 1000 Mbps (Source Ofcom).

**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**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.





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Garage  
Approximate Floor Area  
168.67 sq. ft.  
(15.67 sq. m)

Ground Floor  
Approximate Floor Area  
1087.47 sq. ft.  
(101.03 sq. m)

TOTAL APPROX. FLOOR AREA 1256.14 SQ.FT. (116.70 SQ.M.)  
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