



**5 St. Edmunds Close  
Assington, Suffolk**

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# 5 St. Edmunds Close, Assington, Sudbury, Suffolk, CO10 5AJ

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) semi-detached property enjoying a village location within the much sought after Suffolk parish of Assington. Presented to a high specification throughout, the property offers an accommodation schedule of approximately 1,000sq ft arranged over two floors. The property further benefits from off-street parking, garaging and landscaped south facing rear gardens.

**A well-presented three-bedroom (one en-suite) semi-detached property enjoying a village location within the highly regarded Suffolk parish of Assington, offering a modern open plan living space and kitchen. Further benefits to the property include garaging, off-street parking and south facing rear garden.**

Obscured panel-glazed double doors opening to:

## First floor

**ENTRANCE HALL:** With tiled flooring throughout and stairs off rising to first floor.

**LANDING:** With window to side, hatch to loft and door to built in storage cupboard with useful fitted shelving.

**CLOAKROOM:** Fitted with close cup WC, wall mounted wash hand basin with mixer tap above and obscured window to side.

**BEDROOM 1: 11' 0" x 9' 8"** (3.36m x 2.94m) With window to rear and radiator

**SITTING ROOM/DINING ROOM: 23' 7" x 16' 9"** (7.18m x 5.10m) A bright south facing room with double doors and side panes opening to the rear, two skylight windows with inset fitted blinds. Views onto the garden.

**EN-SUITE SHOWER ROOM: 7' 4" x 3' 11"** (2.23m x 1.19m) Fully tiled and fitted with cubicle with glass sliding door and mixer shower, close coupled WC, wall mounted wash hand basin with mixer tap above and chrome mounted heated towel radiator, shaver point.

**KITCHEN: 11' 1" x 8' 10"** (3.37m x 2.69m) Fitted with a matching range of base and wall units, deep fill pan drawers' preparation surfaces with inset stainless steel one and a half bowl sink and drainer with mixer tap above and drawer below. Fitted Neff appliances include a double oven, dishwasher, fridge freezer, induction hob with a stainless-steel chimney hood above. Fitted water softener and drinking water tap and tiled flooring throughout with under lights. With window to front,

**BEDROOM 2: 12' 4" x 9' 8"** (3.75m x 2.94m) With window to front and radiator.

**BEDROOM 3: 8' 3" x 6' 9"** (2.51m x 2.06m) With window to rear and radiator.



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**FAMILY BATHROOM:** 7' 7" x 6' 3" (2.30m x 1.90m) Fitted with close coupled WC, wall mounted wash hand basin with mixer tap above, panel bath with mixer shower above and glass screen, chrome mounted heated towel radiator and window to front, tiling to walls and floors.

## Outside

The property is situated on St. Edmunds Close and is approached via a block paved driveway and leads to:

**GARAGE:** 23' 0" x 9' 10" (7.00m x 3.00m) With up and over doors to front and personnel door to side.

The gardens are arranged via a single expanse of lawn with a sandstone terrace, electric awning to the rear of the property, exterior lighting, timber fence to side with a variety of shrubs and mature trees. To the rear of the garden is a:

**SUMMERHOUSE/OFFICE/BAR:** With light and power connected, window to side and double doors opening onto the gardens.

**TENURE:** Freehold

**SERVICES:** Mains water and electricity are connected. Private drainage. Airsource heat pump. Underfloor heating to the ground floor with radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

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

**WHAT3WORDS:** ///flatten.collides.cement

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

**BROADBAND:** Up to 80 Mbps (Source Ofcom).

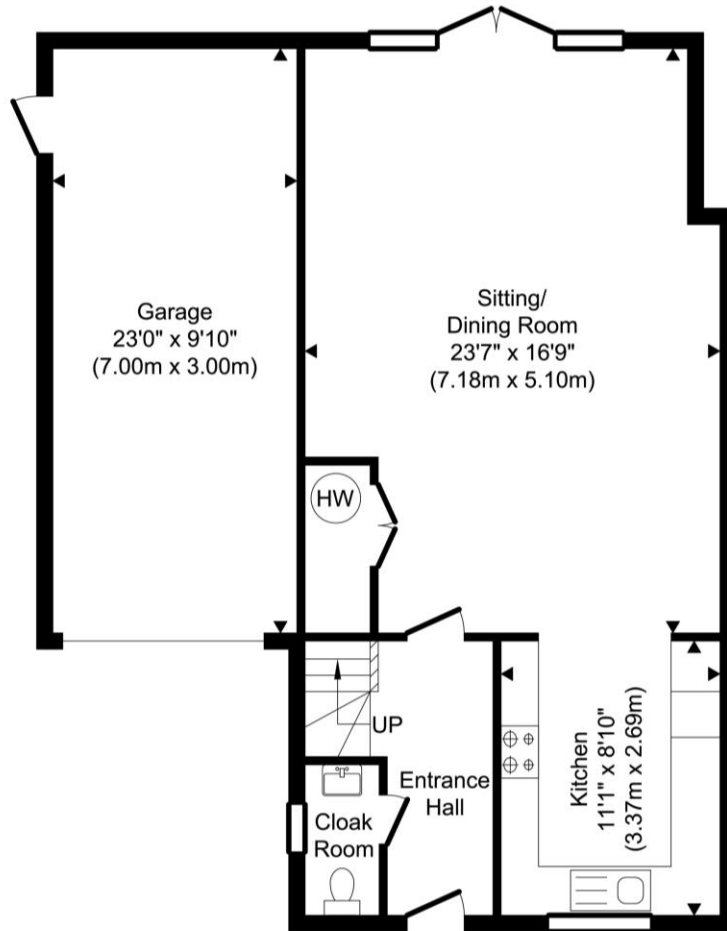
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

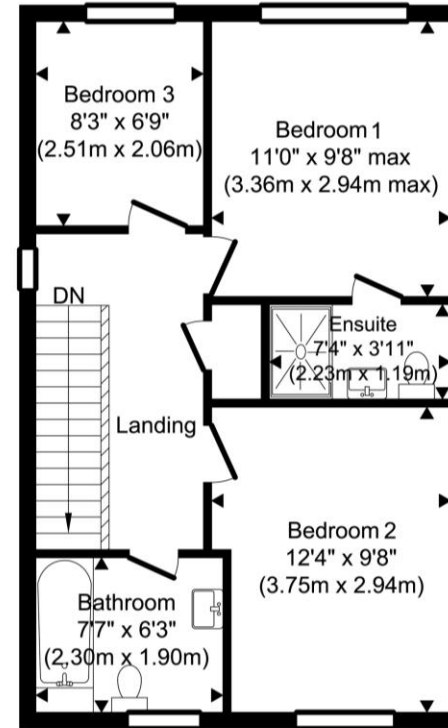
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Ground Floor  
Approximate Floor Area  
814.82 sq. ft.  
(75.70 sq. m)



First Floor  
Approximate Floor Area  
465.96 sq. ft.  
(43.29 sq. m)

TOTAL APPROX. FLOOR AREA 1280.79 SQ.FT. (118.99 SQ.M.)  
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