



The Round House
Assington, Suffolk

**DAVID
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The Round House, Further Street, Assington, Sudbury, Suffolk, CO10 5LE

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's Liverpool Street.

This charming detached two-bedroom Grade II listed period cottage retains much of its original character whilst offering practical living space. Enjoying a sitting room, dining room and kitchen/breakfast room, the ground-floor accommodation schedule further comprises a utility/boot room and ground-floor bathroom. Further benefits to the property include off-road parking and well-screened generous gardens.

A detached two-bedroom Grade II listed period cottage retaining much of its original character whilst offering practical living space. Further benefits to the property include off-road parking and well-screened generous gardens.

SITTING ROOM: 4.57m x 4.01m (15'0" x 13'2") A charming heavily timbered room with a lovely view over the garden, fireplace, exposed brickwork and reclaimed doors to Kitchen and Inner Hall. With wall lighting, radiator, windows to front and side and door to front.

DINING ROOM: 3.71m x 2.44m (12'2" x 8'0") A lovely light room with laminate flooring throughout, radiator and window to rear.

KITCHEN/BREAKFAST ROOM: 3.71m x 3.07m (12'2" x 10'1") Overlooking the garden and fitted with an extensive range of matching dark oak fronted units with leaded glass display cabinet, exposed ceiling beams, worktops, stainless steel single drainer sink unit and mixer tap. Oil fired boiler and window to side.

UTILITY/BOOT ROOM: 5.49m x 1.52m (18'0" x 5'0") A useful room with plumbing for a washing machine, extensive fitted storage cupboards, worktop and door to the garden. Radiator and window to side.

INNER HALL: Storage cupboard, staircase off, window to front and side and door to:

BATHROOM: Bath with period folding screen, mixer tap and shower attachment, WC and wash handbasin. Partly tiled with radiator and window to side.

First floor

BEDROOM/STUDY: 3.43m x 2.51m maximum (11'3" x 8'3" maximum) Secondary glazed window to side and radiator.

BEDROOM 1: 4.50m x 3.66m (14'9" x 12'0") With windows to front and side, radiator and exposed beam.

BEDROOM 2: 3.73m x 2.26m (12'3" x 7'5") Built-in storage cupboard with hanging rail. Cupboard with housing water cylinder and window to side and rear.

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Outside

The property is located on Further Street, approached via an access road to be retained by the vendors and over which a purchaser would be granted a right of way, with a parking area to accommodate for three vehicles.

The property sits well in its plot enveloped by gardens, laid mainly to lawn. A walled terrace is located adjacent to the property, providing a perfect area for alfresco dining/entertaining.

SERVICES: Mains water and electricity are connected. Private drainage. Oil- fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

BROADBAND: Up to 45 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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EPC RATING: Band E. A copy of the energy performance certificate is available on request.

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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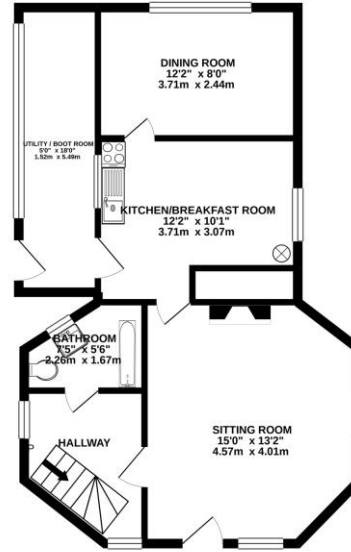
AGENTS NOTES:

- A restriction on title is in place preventing the property being let out or used as a holiday let. Please contact David Burr Leavenheath for further details.
- The property and the associated parking area is approached via an accessway retained by the current owners.

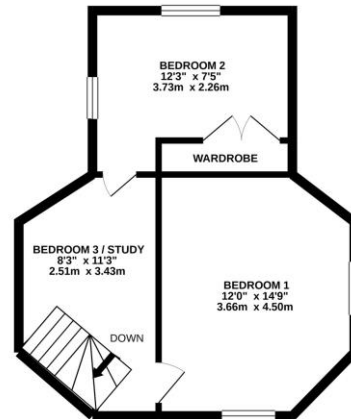
CONSTRUCTION TYPE: Timber frame.

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GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.
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