



**7 The Chase,  
Foxearth, Suffolk**

**DAVID  
BURR**







# 7 THE CHASE, FOXEARTH, SUDBURY, SUFFOLK, CO10 7LD

Foxearth is a highly sought-after village characterised by its variety of period buildings and local amenities include a fine parish church. The market town of Sudbury lies about 4 miles south and its comprehensive amenities include a commuter rail link to London Liverpool Street. Cambridge is about 40 minutes drive away. The historic village of Long Melford (2 miles) provides a primary school, doctor's surgery, local shopping and specialist shops, antiques galleries, pubs, tea rooms and restaurants.

A spacious three-bedroom detached house sitting at the back of a private cul-de-sac with en-suite to master bedroom, ample off-road parking, garage and open-plan living to downstairs.

## **A three-bedroom detached house with garden and off-road parking. No onward chain.**

Front door leading to:-

**ENTRANCE HALL:** An inviting space with an initial slate tiled floor turning into an engineered wooden floor that leads through to the sitting room and dining room with large understairs storage cupboard, open staircase leading to first floor and opening to:-

**SITTING ROOM: 16'4" x 12'4"** (4.98m x 3.76m) A double aspect room with pretty views over the rear garden and glass panel door leading to rear garden terrace. Your attention in this room is immediately drawn to the fireplace with inset log burner, stone hearth and oak bressumer beam with opening to:-

**DINING ROOM: 10'10" x 9'7"** (3.30m x 2.92m) A more formal room with pretty views over the rear garden.

**KITCHEN: 10'10" x 9'7"** (3.30m x 2.92m) Fitted with a wide range of traditional cupboards with a thick oak worktop, integrated one-and-a-half ceramic sink with drainer and mixer tap, oven and hob with space for a washing machine, dishwasher, fridge/freezer and breakfast table.

**CLOAKROOM:** Close coupled WC and wash hand basin with attractive mosaic tiled splashback.

### **First Floor**

**LANDING:** A double height window fills this room with natural light with large airing cupboard with shelving and doors leading to:-

**BEDROOM 1: 12'4" x 10'11"** (3.76m x 3.33m) A generous size room with space for a large double bed and other bedroom furniture with views over the rear garden and door leading to:-

**EN-SUITE:** A three-piece suite consisting of a close coupled WC, wash hand basin with vanity unit and large walk-in shower with attractive tile surround and overhead shower.

**BEDROOM 2: 12'4" x 8'10"** (3.76m x 2.69m) A light double aspect room with pretty views over the rear garden.

**BEDROOM 3: 12'4" x 7'2"** (3.76m x 2.18m) A spacious third bedroom with views over the rear garden.

**BATHROOM:** A three-piece suite consisting of a close coupled WC, large panel bath, pedestal wash hand basin with attractive tile surround.

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## Outside

To the front is a shingle drive that provides **OFF-ROAD PARKING** and in turn access to the garage with up-and-over door, power connected and service door to rear garden.

The rear garden is predominantly laid to lawn with initial terrace seating area for entertaining with a further decked seating area to the rear creating a great space for alfresco dining.

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

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

**LOCAL AUTHORITY:** Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

**COUNCIL TAX BAND:** D

**TENURE:** Freehold

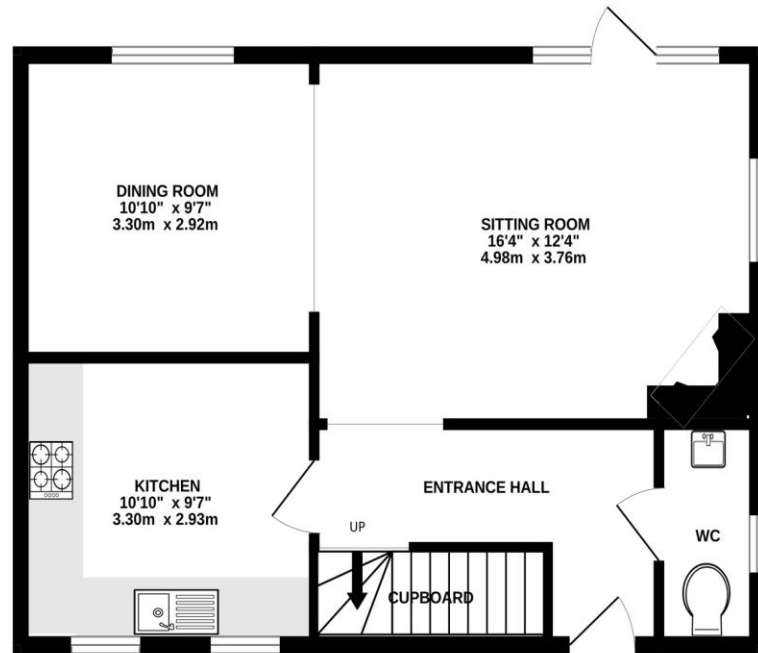
**WHAT3WORDS:** merge.retire.morphing

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

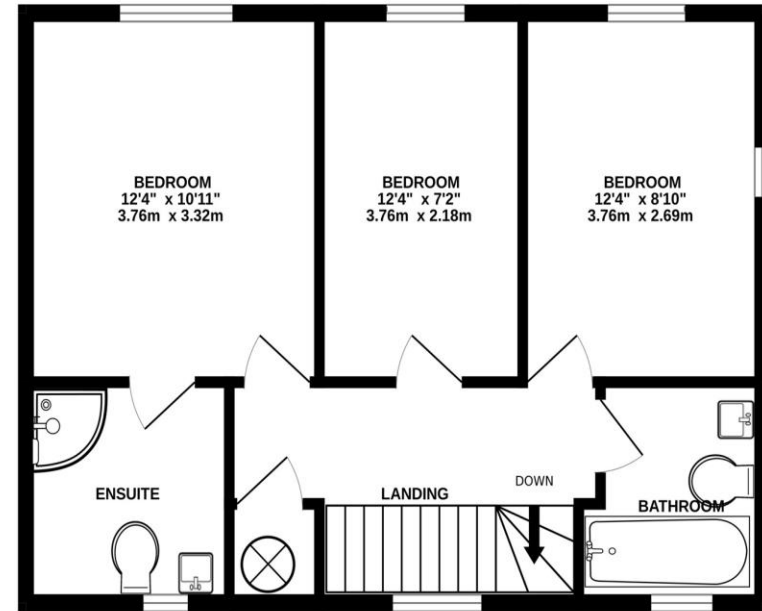
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GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

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