



**Pemberley,
Middleton, Suffolk.**

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PEMBERLEY, MIDDLETON, SUDBURY, SUFFOLK, CO10 7LW

Middleton is a charming semi-rural village bordered by the stour valley with its countryside walks providing stunning far-reaching views. the market town of Sudbury, famous for its water meadows, is about 2 miles away and provides an extensive range of amenities including a branch line rail link to London's Liverpool Street station.

A beautifully presented four-bedroom detached house in the highly regarded hamlet of Middleton. The property enjoys a generous private rear garden as well as off-road parking and a garage.

A four-bedroom detached house in a peaceful setting.

ENTRANCE HALL: 18'4" x 7'8" (5.59m x 2.34m) A large inviting space with vaulted exposed timbers and stained-glass window with open staircase leading to a galleried landing and doors leading to:-

SITTING ROOM: 22'11" x 13'1" (6.99m x 3.99m) A vaulted room with exposed timbers, window to side aspect and window and French doors abutting a front garden terrace. Exposed brick work and chimney breast with inset log burning stove and brick hearth with a large solid wooden door leading to:-

DINING ROOM: 13'10" x 13'1" (4.22m x 3.99m) A double aspect room with pretty views over the rear garden and French glass doors leading to a rear garden terrace. This is a vaulted room with exposed timbers and solid wooden door leading to:-

KITCHEN/BREAKFAST ROOM: 18'0" x 11'7" x 17'9" (5.49m > 3.53m x 5.41m) Fitted with a wide range of solid wooden traditional cupboards finished with a wood effect worktop, attractive tile splashback with pretty views over the rear garden. Integrated appliances include a sink with drainer unit and mixer tap, one-and-a-half eye-level oven, pantry style cupboard, ceramic hob, oil fired AGA with space for a full-height fridge and full-height freezer and dishwasher. Door leading to:-

UTILITY ROOM: Sink with drainer unit and storage below, space for washing machine and coats with side access door leading to rear garden.

BEDROOM 3: 11'4" x 8'8" (3.45m x 2.64m) This room is finished with a solid wood parquet floor with space for a double bed and other bedroom furniture. Window to front aspect.

BEDROOM 4: 9'4" x 8'8" (2.84m x 2.64m) A generous fourth bedroom with built-in wardrobe and window to the front.

CLOAKROOM: WC and wash hand basin.

First Floor

GALLERIED LANDING: Exposed roof timbers and solid wooden doors leading to:-

BEDROOM 1: 11'5" x 11'4" (3.48m x 3.45m) A part-vaulted room with exposed timbers, solid wooden floor and pretty views over the front garden, built-in eaves wardrobes with hanging rail and shelving.

BEDROOM 2: 11'7" x 11'5" (3.53m x 3.48m) A particularly light room with charming views over the rear garden, built-in eaves wardrobes with useful alcove for other bedroom furniture.

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BATHROOM: A modern three-piece suite consisting of a WC, wash hand basin with mixer tap and vanity unit, large panel bath with mixer tap and overhead shower with shower screen with attractive tile surround. Built-in airing cupboard and heated towel rail.

Outside

To the front of the property you will find a long tarmac drive that provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and service door. The front garden has been landscaped with borders full of colour including rose bushes, shrubs and other seasonal flowers. A wrought-iron gate brings you to a terrace seating area to enjoy the front garden from with access to the front of the house and side access gate leading to the rear.

The rear garden is one of the property's most pretty features being incredibly private with initial raised terrace seating area being a great place to enjoy the garden from and for entertaining. The rest of the garden is predominantly laid to lawn with well-established borders full of shrubs, herbs, rose bushes, fruit trees and other seasonal flowers.

SERVICES: Main water. Private drainage. Main electricity connected. Oil fired heating. **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).

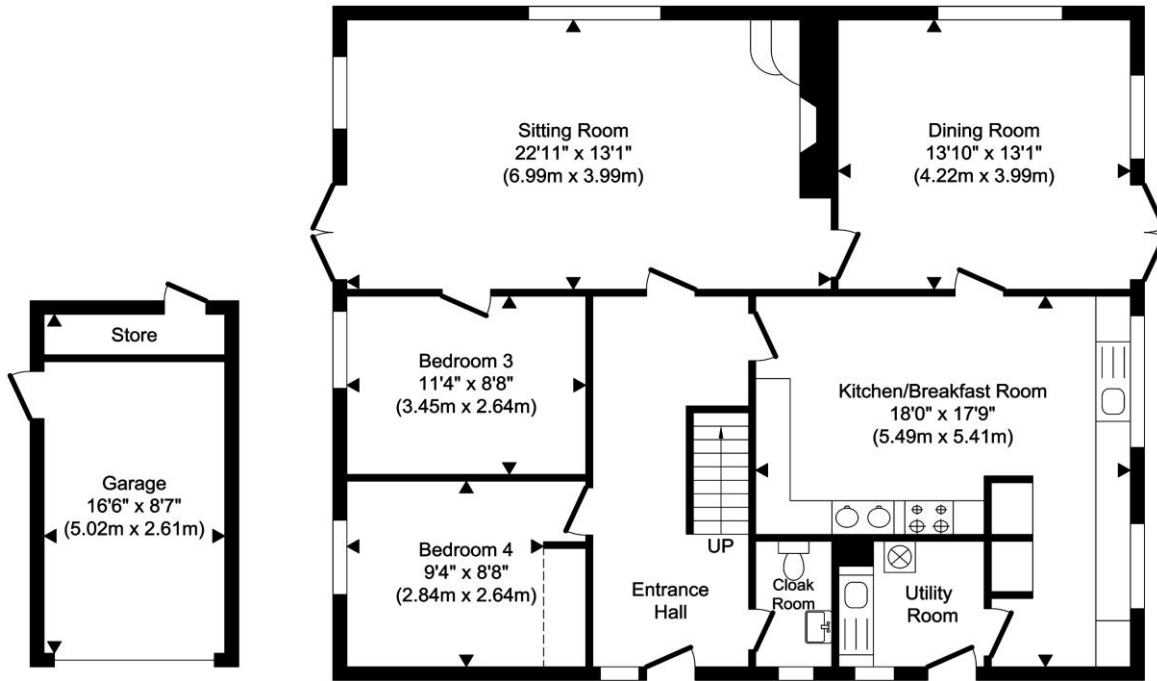
Council Tax Band: F

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

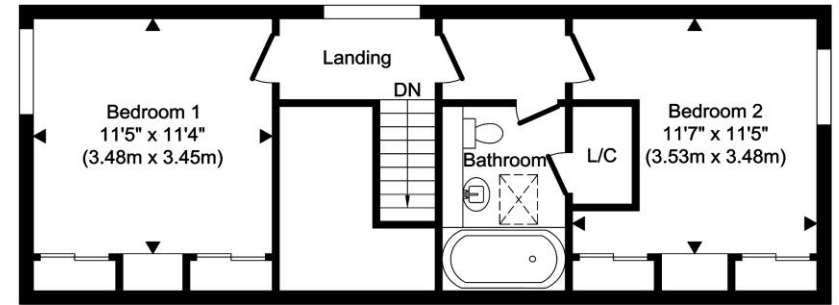
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Garage
Approximate Floor Area
141.00 sq. ft.
(13.10 sq. m)

Ground Floor
Approximate Floor Area
1166.16 sq. ft.
(108.34 sq. m)



First Floor
Approximate Floor Area
490.51 sq. ft.
(45.57 sq. m)

TOTAL APPROX. FLOOR AREA 1797.68 SQ.FT. (167.01 SQ.M.)

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