



DAVID
BURR

**Windrush, Waldingfield Road,
Sudbury, Suffolk**

WINDRUSH, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PP

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

Windrush is a well-appointed three-bedroom detached bungalow in a private cul-de-sac. The property offers spacious accommodation throughout with off-road parking, double tandem garage and a private rear garden.

A spacious detached bungalow.

ENTRANCE HALL: 21'11" (6.68m) A long central hall with all rooms leading off, finished with a tile floor and coconut matting.

SITTING ROOM: 15'2" x 14'4" (4.62m x 4.37m) A wonderfully light room with glass French doors to the rear garden with your attention immediately drawn to the fireplace with wooden surround and mantel, tiled hearth and inset electric wood effect burning stove, exposed timbers and door leading to:-

KITCHEN/BREAKFAST ROOM: 15'2" x 11'7" (4.62m x 3.53m) The kitchen is fitted with a range of traditional shaker style cupboards with a thick wood effect worktop, integrated sink with drainer unit and mixer tap with space for washing machine, oven and fridge/freezer. From this room, a casement window provides charming views over the flint walled garden with glass panel door leading to terrace.

BEDROOM 1: 11'10" x 11'8" (3.61m x 3.56m) Large window with pretty views over the front garden. Door leading to:-

EN-SUITE: A traditional suite with pedestal wash hand basin, close coupled WC and shower cubicle.

BEDROOM 2: 13'4" x 10'7" (4.06m x 3.23m) A generous second bedroom with two double built-in wardrobes.

BEDROOM 3: 10'7" x 8'4" (3.23m x 2.54m) Currently utilised as a study but could also be a good size bedroom.

BATHROOM: A three-piece suite consisting of a large panel bath with overhead shower and shower screen, pedestal wash hand basin and close coupled WC.

Outside

To the front of the property is a driveway with ample **OFF-ROAD PARKING** and in turn leads onto a double-depth **GARAGE: 31'10" x 8'6"** (9.70m x 2.59m) with power connected.

To the immediate rear of the property is a range of seating areas which is a great space for entertaining with the rest of the garden being predominantly laid to lawn with well-established borders of shrubs and hedges.

SERVICES: Main water and drainage. Main electricity. Gas 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.

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

COUNCIL TAX BAND: D

TENURE: Freehold

WHAT3WORDS: ///apartment.pure.backed

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 900 mbps upload

Phone signal: Yes – EE, Three, O2, Vodafone

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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