



**92 Ballingdon Street,
Sudbury, Suffolk**

**DAVID
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92 BALLINGDON STREET, SUDBURY, SUFFOLK, CO10 2DA

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.

This spacious two-bedroom semi-detached Victorian home offers generous accommodation across three floors with a wonderfully private part-walled 190ft garden in touching distance of both town amenities and stunning meadow walks.

A two-bedroom semi-detached house with a garden within close proximity to town amenities.

ENTRANCE HALL: An inviting room with space for shoes and coats with coconut matting and solid wooden door leading to:-

SITTING ROOM: 16'2" x 12'1" (4.93m x 3.68m) A wonderfully light room with large sash window to the front with your attention immediately drawn to the soft red brick fireplace with oak bressumer beam and cast-iron grate. This room is finished with a stripped pine floor that continues into the dining room.

DINING ROOM: 14'8" x 11'7" (4.47m x 3.53m) Sash window offering views over the rear garden with open staircase leading to first floor and door leading to:-

KITCHEN/BREAKFAST ROOM: 20'8" x 7'7" (6.30m x 2.31m) The kitchen is fitted with a wide range of traditional style cupboards with a thick roll edge worktop and tasteful splashback with integrated one-and-a-half sink with drainer unit and mixer tap, hob, one-and-a-half oven with space for a large fridge/freezer, washing machine, dishwasher and tumble dryer. Beyond this you will find a breakfast seating area with French doors leading onto a rear terrace offering splendid views of the rear garden beyond.

First Floor

LANDING: Loft hatch with pull down ladder providing access to second floor with solid wooden doors leading to:-

BEDROOM 1: 13'7" x 12'4" (4.14m x 3.76m) A large double bedroom with sash window offering street scene views to the front with useful alcove cupboard and Victorian fireplace as well as space for other bedroom furniture.

BEDROOM 2: 11'1" x 8'2" (3.38m x 2.49m) A generous second bedroom with built-in cupboard and sash window providing views over the rear garden.

FAMILY BATHROOM: 12'9" x 7'0" (3.89m x 2.13m) A three-piece suite consisting of a large roll top bath, close coupled WC, pedestal wash hand basin and walk-in shower cubicle with overhead power shower and attractive tiled surround.

Second floor

STUDY/OCCASIONAL ROOM: Accessed via a pull-down ladder from the first floor landing, this room has currently been utilised as a home office

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with Velux windows offering pretty views over the rear garden and water meadows with ample storage found to multiple eaves cupboards.

Outside

To the immediate rear of the property is a terrace seating area that is particularly private and a great space for entertaining with a magnolia tree and soft red brick wall creating the boundary to the righthand side that extends to the back of the garden. The rest of the garden is predominantly laid to lawn with footpath leading to the back of the garden with well-stocked borders either side offering seasonal colour with a range of shrubs, bushes, trees and flowerbeds. Towards the back of the garden you will find a useful **STORAGE SHED** with a private lawned area beyond.

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

AGENT'S NOTES

As is not uncommon with properties of this style, there is a right-of-way across next door for bins and maintenance.

The property is Grade II listed and situated in a conservation area.

EPC RATING: Exempt - listed.

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

COUNCIL TAX BAND: C.

TENURE: Freehold.

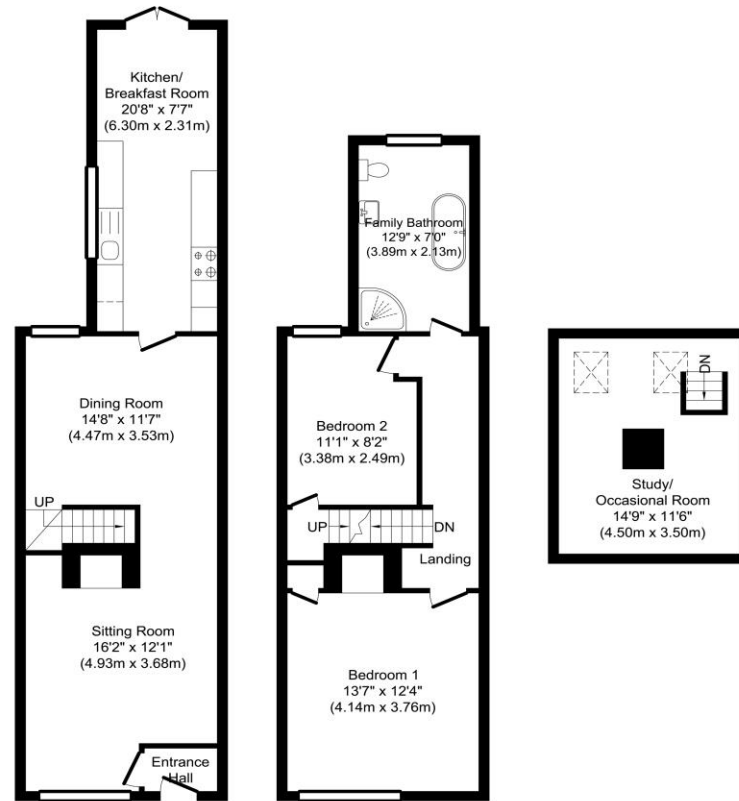
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: pointer.rating.masks

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
535.39 sq. ft.
(49.74 sq. m)

First Floor
Approximate Floor Area
467.69 sq. ft.
(43.45 sq. m)

Second Floor
Approximate Floor Area
169.53 sq. ft.
(15.75 sq. m)

TOTAL APPROX. FLOOR AREA 1172.62 SQ.FT. (108.94 SQ.M.)
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