



**6 School Street,
Sudbury, Suffolk**

**DAVID
BURR**



6 SCHOOL STREET, SUDBURY, SUFFOLK, CO10 2HA

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.

A rare opportunity to acquire a semi-detached bungalow situated in a picturesque part of town within short walking distance of amenities. The property has been successfully run as a holiday let by the current owners with excellent occupancy rates and therefore would lend itself well to purchasers looking for an investment or as a full-time residence. Accommodation includes a sitting/dining room, kitchen/breakfast room, two bedrooms and a bathroom with the further benefit of low maintenance enclosed gardens, off-street parking and a garage. **NO ONWARD CHAIN.**

A two-bedroom semi-detached bungalow in a picturesque and central part of town with low maintenance gardens, off-street parking and garage.

Front door leading to:-

ENTRANCE VESTIBULE: With space for coats and shoes, floor-to-ceiling window and wood and glass panel door leading to:-

SITTING/DINING ROOM: A well-proportioned room from which all other rooms can be accessed. Central feature electric fireplace with wooden mantel and plenty of space for seating. Wide range of casement windows allowing for plenty of natural light.

KITCHEN/BREAKFAST ROOM: Finished with a matching range of base and wall level units with worksurfaces incorporating a one-and-a-half sink with mixer tap above and drainer to side. Space for a cooker with extractor fan above, space and plumbing for a washing machine and space for free-standing refrigerator adjacent to a breakfast bar. Door opening onto the rear garden.

BEDROOM 1: A well-proportioned double room situated to the rear of the property.

BEDROOM 2: Currently in use as a separate dining room but which could equally serve as a comfortable double bedroom and with the further benefit of a useful **STORAGE CUPBOARD** off with inset shelving and hanging rail.

BATHROOM: With a contemporary finish and containing a panelled bath with mixer tap and shower attachment over, WC, vanity suite with storage cupboards below and an airing cupboard with fitted shelving off.

Outside

The property is approached via a pathway leading through a front garden enclosed by a low level mellow red brick wall with planning consent for an enlargement for a higher degree of privacy (see agent's notes) and containing a gravelled terrace adjacent to well-stocked flowerbeds. A pathway continues around the side of the property into a further low maintenance courtyard style garden enclosed by brick walls and with a stone paved terrace. Directly to the rear of the property is a further enclosed area of garden providing a space for seating.

6 SCHOOL STREET, SUDBURY, SUFFOLK, CO10 2HA

Slightly further down School Street itself is a private driveway providing **OFF-ROAD PARKING** for up to two vehicles which in turn leads onto a:-

GARAGE: With up-and-over door and providing further sheltered parking or storage; a particularly rare commodity in this part of the town.

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

Planning permission exists under reference number DC/23/03542 for the enlargement of a brick wall enclosing the garden to the front. Please search Babergh District Council planning portal for further details or contact the office.

The property stands within a conservation area.

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

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

COUNCIL TAX BAND: TBC

TENURE: Freehold

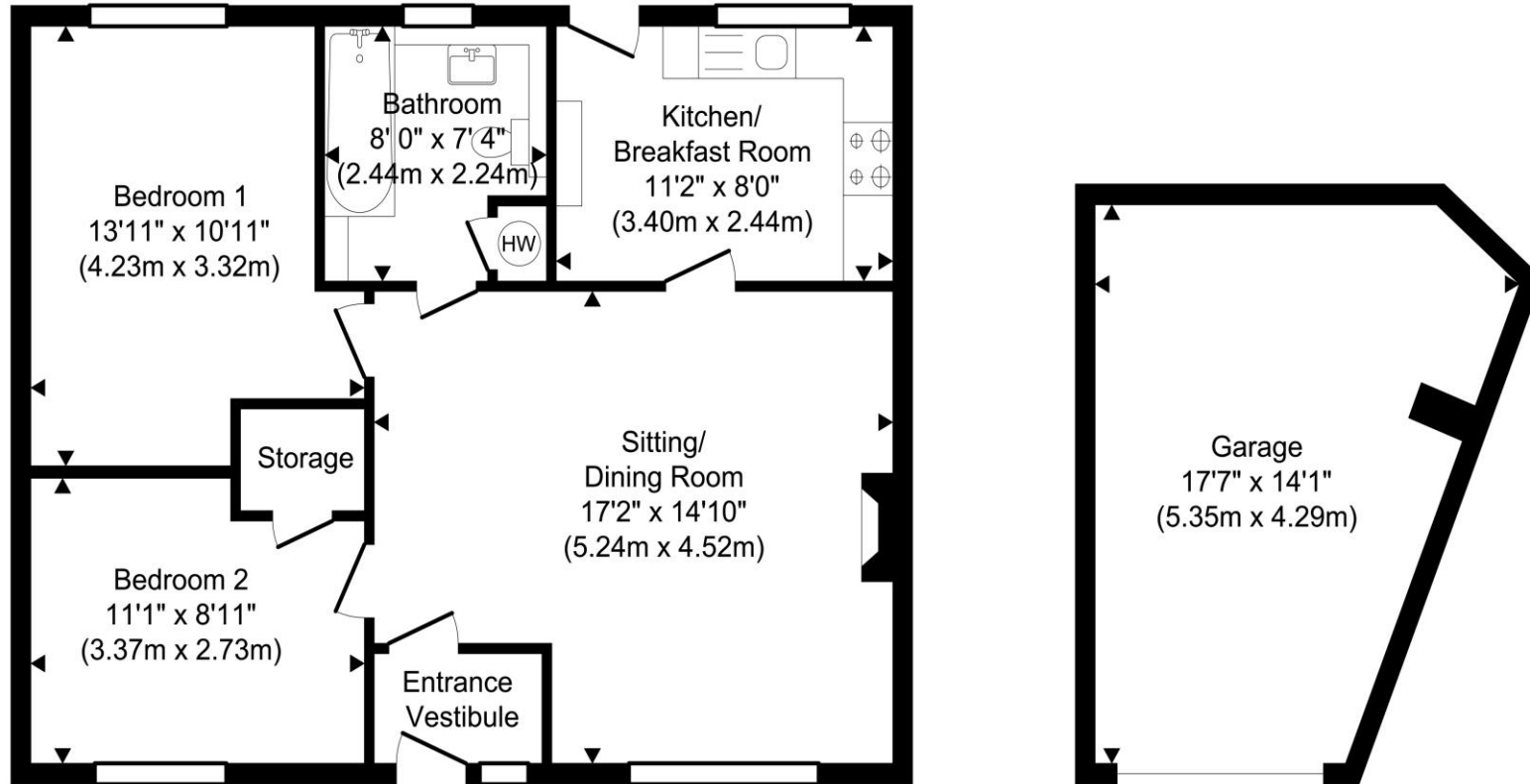
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: pianists.subway.thankful

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.

6 SCHOOL STREET, SUDBURY, SUFFOLK, CO10 2HA



TOTAL APPROX. FLOOR AREA (INCLUDING GARAGE) 861.86 SQ.FT. (80.07 SQ.M.)

Produced by www.chevronphotography.co.uk © 2024

