



DAVID
BURR

**Nonsuch, The Dell, Cats Lane,
Sudbury, Suffolk**



NONSUCH, THE DELL, CATS LANE, SUDBURY, SUFFOLK, CO10 2SF

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 substantial single storey dwelling situated in an exclusive development within a central yet private and secluded location. The property contains versatile accommodation which includes a sitting room, dining room, garden room and study together with a high specification kitchen/breakfast room and utility with four bedrooms (master with en-suite), a family bathroom and cloakroom. Outside, exquisite gardens measure approx. 0.7 acres and have been beautifully planted with a colourful variety of flowers and a diverse range of plants including a willow arch, arbour with wisteria, jasmine and clematis and numerous specimen trees. To the front is extensive off-road parking, a further area of garden and a large garage.

A substantial four-bedroom detached single storey home in a secluded and exclusive development with beautiful gardens measuring approx. 0.7 acres.

STORM PORCH: With front door leading to:-

ENTRANCE HALL: A welcoming area with fitted barrier matting and space for coats and shoes and expanding into a hallway which runs the length of the property. Access to loft storage space (part boarded and with a drop-down ladder) and double doors opening onto a linen cupboard with fitted shelving. Further doors leading to:-

SITTING ROOM: A well-proportioned room with dado rail throughout, ample space for seating arranged around a central mellow red brick fireplace with herringbone surround and a Jotul multi fuel burning stove. Floor-to-ceiling wood and glass panelled doors opening into:-

GARDEN ROOM: Upgraded in 2017, the garden room is a superb addition with a stunning view over the property's gardens with double doors opening onto terracing.

STUDY: An ideal space to work from home with a view over the gardens and a range of fitted shelving and storage space.

DINING ROOM: With plenty of space for a large dining table and chairs, uPVC double-glazed double doors opening onto terracing and providing an attractive view over the gardens and a dado rail running throughout.

KITCHEN/BREAKFAST ROOM: Finished to a high standard following refurbishment approximately five years ago and containing a matching range of base and wall level wood grain shaker style units with polished granite worksurfaces and splashbacks which incorporate a four-ring induction hob with overmantle and extractor fan above and a double ceramic sink with mixer tap above and drainer to side. Integrated appliances include a full-height fridge and separate full-height freezer, CDA dishwasher, double NEFF electric combination oven, a CDA microwave and a water softener. Extensive storage throughout including glass fronted display cabinets and with a central island with a further continuous granite top with breakfast seating. Door leading to:-

UTILITY/BOOT ROOM: A useful area with a door opening onto the gardens and with an integrated washing machine and integrated tumble dryer and base level units with worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side.

BEDROOM 1: An excellent principal bedroom with partially wood panelled walls and a range of bespoke fitted storage cupboards with inset shelving and hanging rails and with fitted bedside tables. Wide range of windows providing plenty of natural light and with a view over the front garden. Door leading to:-

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EN-SUITE: Finished to a high standard with a double-width shower with tiled surround and glass screen door, traditional style WC and pedestal wash hand basin and a chrome heated towel rail. Bath with traditional fittings, shower attachment and tiled surround.

BEDROOM 2: An ideal guest suite situated at the opposite end of the property to bedroom one and providing a further comfortable double bedroom with fitted storage cupboards with inset shelving and hanging rails and bedside tables as well as a dressing table unit with drawers.

BEDROOM 3: A further double bedroom with partially panelled walls.

BEDROOM 4: An ideal children's bedroom with an outlook over the front garden.

BATHROOM: With tiled flooring and partially tiled walls and containing a jacuzzi bath with power shower over, WC and a pedestal wash hand basin.

CLOAKROOM: Arranged in two parts with a WC and a pedestal wash hand basin.

Outside

The property is situated in a superb secluded location accessible via a private driveway which serves just a small number of dwellings known as 'The Dell'. A private driveway leads past mature hedging which ensures a high degree of privacy and onto a tarmac driveway which provides plenty of **OFF-ROAD PARKING** for numerous vehicles. The driveway itself leads onto a:-

GARAGE: With electric up-and-over door, power and light connected and a window and personnel door to the rear. Plenty of roof storage space.

In front of the property is an attractive garden with an expanse of lawn and mature rose plants covering the house itself with a gateway leading into the rear garden. A stone paved pathway leads to the front door. The property's rear garden has been exquisitely planted and designed to provide a real oasis in a superb town centre location. Adjacent to the property itself is a terrace providing an attractive area for dining alfresco. Expanses of lawn contain numerous mature specimen trees including a wonderful eucalyptus and silver

birch. A stunning willow arch provides a sheltered walkway up to a further arbour with a mature wisteria and jasmine. Numerous colourful well-established beds contain a diverse variety of flowers and plants as well as an area of wildflower meadow with an elevated terrace adjacent. Of particular note is a timber pergola with decking providing a peaceful area of seating in the shade of a beach tree. To one side of the house is a discreet area of storage ideal for composting with brick bins and containing a **TIMBER STORAGE SHED**. There is the further benefit of a high-quality **potting shed/greenhouse** and a number of brick raised beds with mature lavender, olive tree and fruit plants including raspberry and strawberry. To the rear of the garage is a further discreet area of storage ideal for bins and logs.

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

The property is approached via a private unadopted road. For further details contact David Burr.

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:** F

TENURE: Freehold

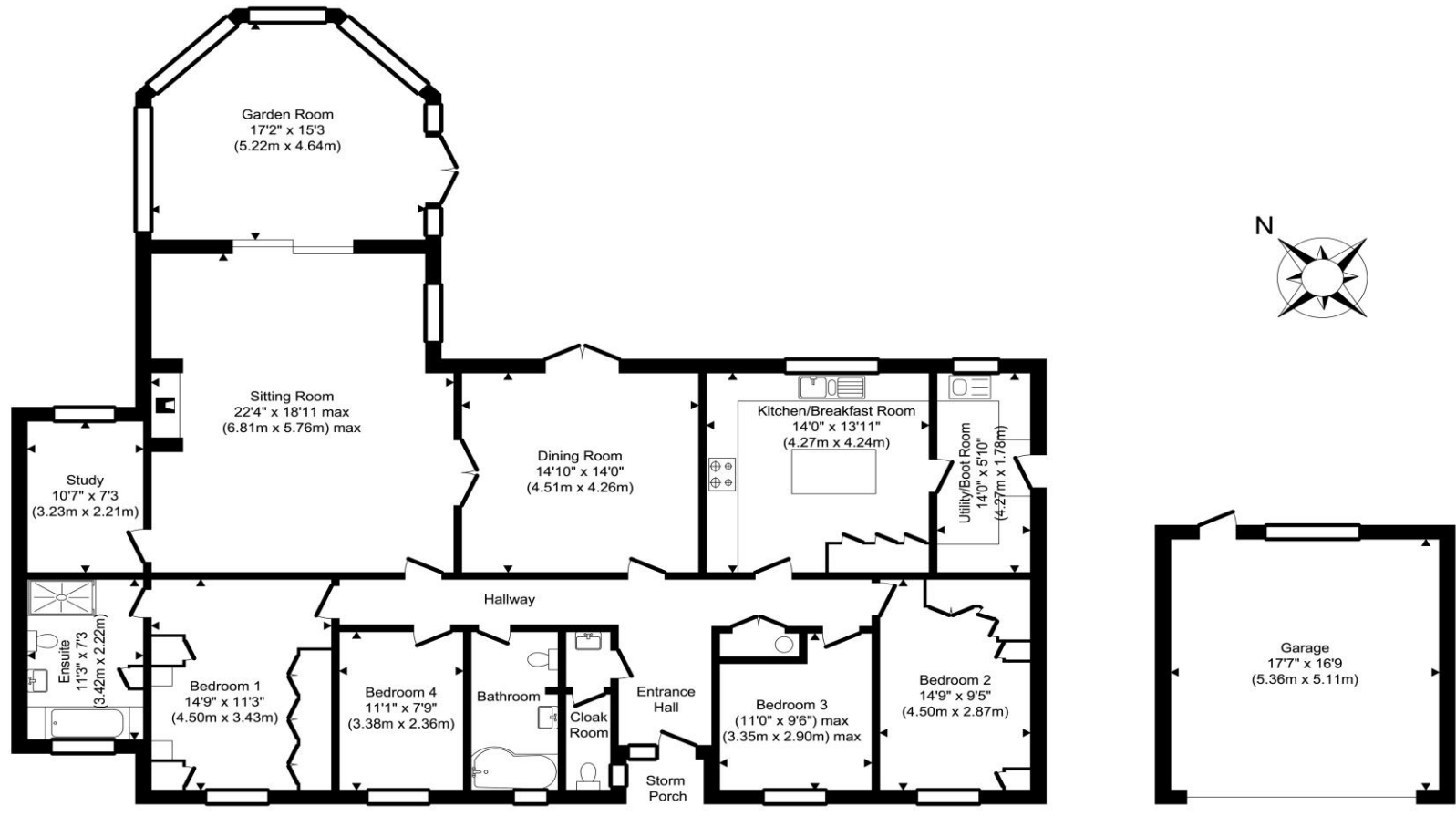
CONSTRUCTION TYPE: Brick

WHAT3WORDS: buzzer.longingly.clipboard

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
2146.86 sq. ft.
(199.45 sq. m)

Outside
Approximate Floor Area
294.71 sq. ft.
(27.38 sq. m)

TOTAL APPROX. FLOOR AREA 2441.57 SQ.FT. (226.83 SQ.M.)
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