



**1 Parker Place,
Sudbury, Suffolk.**

**DAVID
BURR**

1 PARKER PLACE, SUDBURY, SUFFOLK. CO10 1YG

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 well-appointed three-bedroom semi-detached townhouse offers spacious and light accommodation across the three floors and benefits from a private rear garden, ensuite to the master bedroom and parking to both the front and rear.

A spacious and light three-bedroom semi-detached townhouse with parking.

ENTRANCE HALL: An inviting room with staircase leading to first floor and doors leading to:-

SNUG ROOM/STUDY: 10'0" x 8'8" (3.05m x 2.64m) Currently set up as a TV room but could be utilised in a variety of ways including as a study or dining room.

KITCHEN/DINING ROOM: 12'10" x 12'9" (3.91m x 3.89m) The kitchen is fitted with a range of matching oak effect shaker style cupboards finished with a marble effect worktop and tiled splashback. Integrated appliances include sink with drainer unit and mixer tap, oven and hob with extractor with further space for a washing machine, dishwasher, fridge/freezer, French glass doors leading to the rear garden.

DOWNSTAIRS CLOAKROOM: WC, and wash hand basin with tiled splashback.

First Floor

LANDING: A spacious landing with room for a desk and chair ideal for working from home. Stairs to second floor and door leading to:-

SITTING ROOM: 12'9" x 10'1" (3.89m x 3.07m) This is a particularly light reception room with window to the front and Juliet balcony with French glass doors.

BEDROOM 2: 10'10" x 9'10" (3.30m x 3.00m) A generous second bedroom with built-in cupboard and built-in wardrobe and views over the rear garden.

Second Floor

LANDING: Large airing cupboard and door leading to:-

MASTER BEDROOM: 10'10" x 10'4" (3.30m x 3.15m) A generous master suite with double built-in wardrobe with hanging rail and shelving and door leading to:-

Ensuite: Double built-in shower cubicle, WC and wash hand basin.

BEDROOM 3: 9'9" x 6'1" (2.97m x 1.85m) Views over the rear garden.

BATHROOM: WC, wash hand basin, fitted bath with overhead shower and shower screen.

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Outside

A block paved drive provides **OFF-ROAD PARKING** with paved footpath leading to front door. To the rear you will find further parking as well as a private enclosed garden with initial terraced area for entertaining with the rest mainly being laid to lawn with further attractive decked area.

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

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

CONSTRUCTION TYPE: Brick

WHAT3WORDS: reference.fallback.nudge

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

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.



