



42 Waldingfield Road,  
Sudbury, Suffolk

DAVID  
BURR



# 42 WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 2PU

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 well-presented semi-detached Victorian town house situated within short walking distance of town amenities. The property contains stylish accommodation over two levels which includes a sitting room, open-plan kitchen/dining/living room, utility and ground floor cloakroom. Upstairs are two bedrooms and a bathroom. To the rear is a beautifully designed and landscaped tiered garden with a number of sunny private terraces and a summerhouse.

## A two-bedroom Victorian town house with beautifully landscaped gardens.

Front door leading to:-

**ENTRANCE HALL:** With oak flooring which continues throughout the rest of the ground floor, staircase rising to first floor with useful understairs storage cupboard and display shelving and doors leading to:-

**SITTING ROOM:** A bright reception room with a bay window allowing for plenty of natural light and space for seating arranged around a central fireplace with inset wood burning stove situated on a stone paved hearth and with a brick surround and oak mantel. Display shelving and recessed storage to each side of the chimney breast.

**KITCHEN/DINING/LIVING ROOM:** Arranged into two main areas separated by a breakfast bar. The kitchen contains a matching range of base and wall level units with solid oak worksurfaces incorporating a ceramic butler sink with a mixer tap above. Integrated appliances include a refrigerator, freezer, second fridge, dishwasher and a free-standing Belling Range cooker with extractor fan above. Space for seating around the breakfast bar and with a further flexible area for either a dining table and chairs or further living accommodation with bifolding doors providing an attractive view across the gardens.

**UTILITY:** A useful area containing a washing machine and tumble dryer and with a useful storage cupboard off, door leading onto gardens and further door leading to:-

**CLOAKROOM:** Containing a WC and a pedestal wash hand basin.

### First Floor

**LANDING:** With a storage cupboard off and doors leading to:-

**BEDROOM 1:** A comfortable double bedroom with double-glazed sash window and bespoke fitted slatted shutters and a range of three integrated wardrobes with inset shelving and hanging rails and a further storage cupboard off.

**BEDROOM 2:** A further bedroom with a double hung sash window with an outlook over the garden.

**BATHROOM:** With tiled flooring and walls and containing a tiled shower cubicle with rainfall style showerhead and additional attachment below. Free-standing rolltop bath with claw feet and mixer tap and shower attachment over. WC, vanity suite and a chrome heated towel rail.

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## Outside

The property is accessible via a pathway which leads up from Waldingfield Road with a tiered front garden and with parking available along the road itself. A passageway leads down the side of the house and into a beautifully landscaped rear garden with a paved terrace providing an attractive area for dining alfresco enclosed by oak sleepers with well-stocked beds. The garden is landscaped to provide two further sunny terraces, one of which benefits from a pergola and there is the further benefit of a **SUMMERHOUSE** and secluded elevated pebble terrace at the top of the plot.

**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

This property is professionally managed by David Burr in Long Melford.

The white goods/kitchen appliances are included as part of the tenancy.

**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:** B

**PRICE:** £1,350 per calendar month

**DEPOSIT:** £1,557.69

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

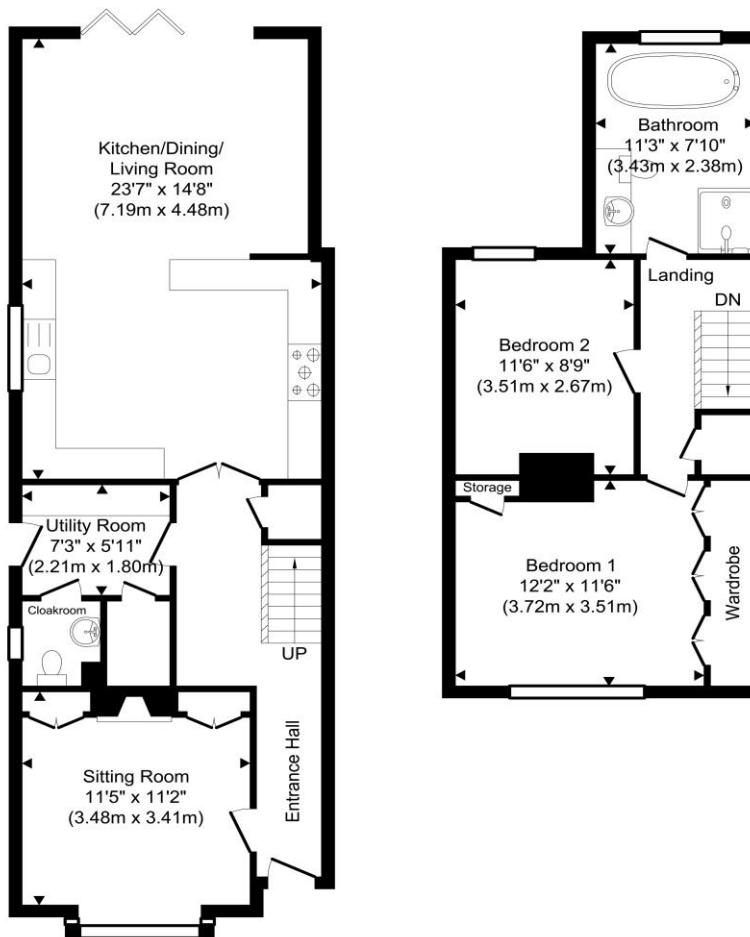
**WHAT3WORDS:** quote.cultivation.gambles

**CONSTRUCTION TYPE:** Brick.

**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  
675.97 sq. ft.  
(62.80 sq. m)

First Floor  
Approximate Floor Area  
426.14 sq. ft.  
(39.59 sq. m)

TOTAL APPROX. FLOOR AREA 1102.11 SQ.FT. (102.39 SQ.M.)  
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