



Lily Cottage
Assington, Suffolk

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BURR**



Lily Cottage, The Street, Assington, Sudbury, Suffolk, CO10 5LW

Assington has a linear village street with public house, farm shop, incorporating a Post Office, tea rooms and the Parish Church of St Edmunds. Situated approximately 7 miles from the market town of Sudbury and 11 miles from the larger town of Colchester with its main line station with commuter rail link to London Liverpool Street.

Enjoying a central village location, a short walk from the Assington Farm Shop complex and the Shoulder of Mutton public house is a high specification four bedroom (two en-suite) detached property set back from The Street behind an established hedge line border. One of three high specification, individual detached homes offering an accommodation schedule of approximately 200sq meters/2,150sq ft. Arranged via two distinctive ground floor reception rooms and offered with the benefit of a 10 year CMLC new home warranty and notable fixtures and finishings including marbled quartz topped preparation surfaces, Bosch and Neff integrated appliances, engineered oak flooring with underfloor heating throughout the ground floor, oak internal doors, bi-folding doors within the kitchen/dining/family room and an air source heat pump system. Set behind a part timber boarded and part brick exterior, the property is ideally placed on a bus route with nearby access to Arger Fen and Spouses Vale nature reserve and some of the finest countryside walks and public footpath network within the region. Further benefits to the property include ample private parking via a shingle driveway and well-screened gardens with gated side access.

A four bedroom (two en-suite) detached property arranged via two ground floor reception rooms with a total internal floor area of approximately 2,150sq ft. Completed to an excellent specification with quartz topped kitchen, Bosch and Neff appliances, bi-folding doors, underfloor heating throughout the ground floor and enjoying a central village location within walking distance of a farm shop complex and the Shoulder of Mutton public house.

Obscured panel-glazed UPVC clad grained effect security door opening to:

ENTRANCE HALL: 16' 1" x 6' 5" (4.92m x 1.96m) With staircase off with central carpet runner, engineered oak flooring and casement window range to front and side. LED spotlights throughout and oak internal door opening to:

SITTING ROOM: 16' 11" x 13' 6" (5.15m x 4.12m) With casement bay window range to front, further casement window to side and central fireplace with stone hearth. LED spotlights.

KITCHEN/DINING/FAMILY ROOM: 33' 2" x 17' 7" (10.12m x 5.35m) Accessed via double oak doors with engineered oak flooring throughout and fitted with an extensive range of grained effect, shaker style base units with marbled quartz preparation surfaces over and upstands above. Ceramic Rangemaster sink unit with vegetable drainer to side, Pronteau mixer tap, five ring Bosch induction hob with Neff extraction above, Bosch double oven with grill above and full height fridge/freezer. A marbled quartz topped island is enhanced by an extensive range of grained effect base units below, with overhang surface providing scope for use as a breakfast bar/entertaining area. Engineered oak flooring throughout, LED spotlights, integrated audio system, casement window

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range to rear and four panel bi-folding doors opening to the rear terrace and gardens beyond. Oak door opening to:

UTILITY ROOM: 11' 3" x 6' 1" (3.43m x 1.86m) Fitted with a matching range of base units with surfaces over. Stainless steel single sink unit with mixer tap above, casement window range to front, LED spotlights and half height panel glazed stable door to outside.

STUDY: 11' 0" x 10' 1" (3.35m x 3.08m) With casement window range to front and LED spotlights.

INNER HALL (accessed via entrance hall): With engineered oak flooring throughout, LED spotlights and oak door opening to:

CLOAKROOM: Fitted with ceramic WC, ceramic wash hand basin with soft close floating unit below. Obscured glass casement window to side.

First floor

LANDING: With velux window to front, LED spotlights, hatch to loft and oak door opening to store room.

BEDROOM 1: 15' 9" (13' 5") x 13' 8" (4.81m (narrowing to 4.10m) x 4.16m) With casement window range to rear affording an elevated aspect with views across the gardens. Range of LED spotlights, door to:

WALK-IN WARDROBE: 11' 2" x 5' 7" (3.42m x 1.72m)

EN-SUITE SHOWER ROOM: 9' 4" x 5' 1" (2.87m x 1.57m) Fitted with ceramic WC, wash hand basin within a floating unit and fully tiled, separately screened high specification marbled shower unit with both handheld and mounted shower attachments. LED spotlights and obscured glass casement window range to rear.

BEDROOM 2: 15' 11" (10' 9") x 13' 6" (4.86m (narrowing to 3.30m) x 4.12m) With casement window range to front, LED spotlights and oak door opening to:

EN-SUITE SHOWER ROOM: 7' 10" x 4' 7" (2.41m x 1.42m) Fitted with ceramic WC, wash hand basin within a floating unit with touch sensitive mirror above and fully tiled, separately screened shower with mounted and handheld shower attachment. LED spotlights.

BEDROOM 3: 12' 8" x 10' 1" (3.85m x 3.08m) With casement window range to front and LED spotlights.

BEDROOM 4: 10' 1" x 9' 9" (3.08m x 2.97m) With casement window range to rear and LED spotlights.

FAMILY BATHROOM: 9' 7" x 8' 3" (2.91m x 2.51m) A high specification marbled tiled suite fitted with ceramic WC, ceramic wash hand basing within a gloss fronted base unit and freestanding bath with shower attachment over. Marbled tiled, separately screened shower with both mounted and handheld shower attachments. Wall mounted heated towel rail, mirror and casement window.

Outside

The property is set back from The Street and accessed by a shared driveway opening to a shingle area behind a five bar gate providing allocated off-street parking for approximately six vehicles. Ample lawned frontage and scope for the erection for garaging, if so required (subject to the necessary planning consents). The property benefits from gated access with a rear terrace, six-foot fence line border and expanse of lawn enveloping the property to side and rear.

TENURE: Freehold

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SERVICES: Mains water, shared private drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///dozens.urgent.shining

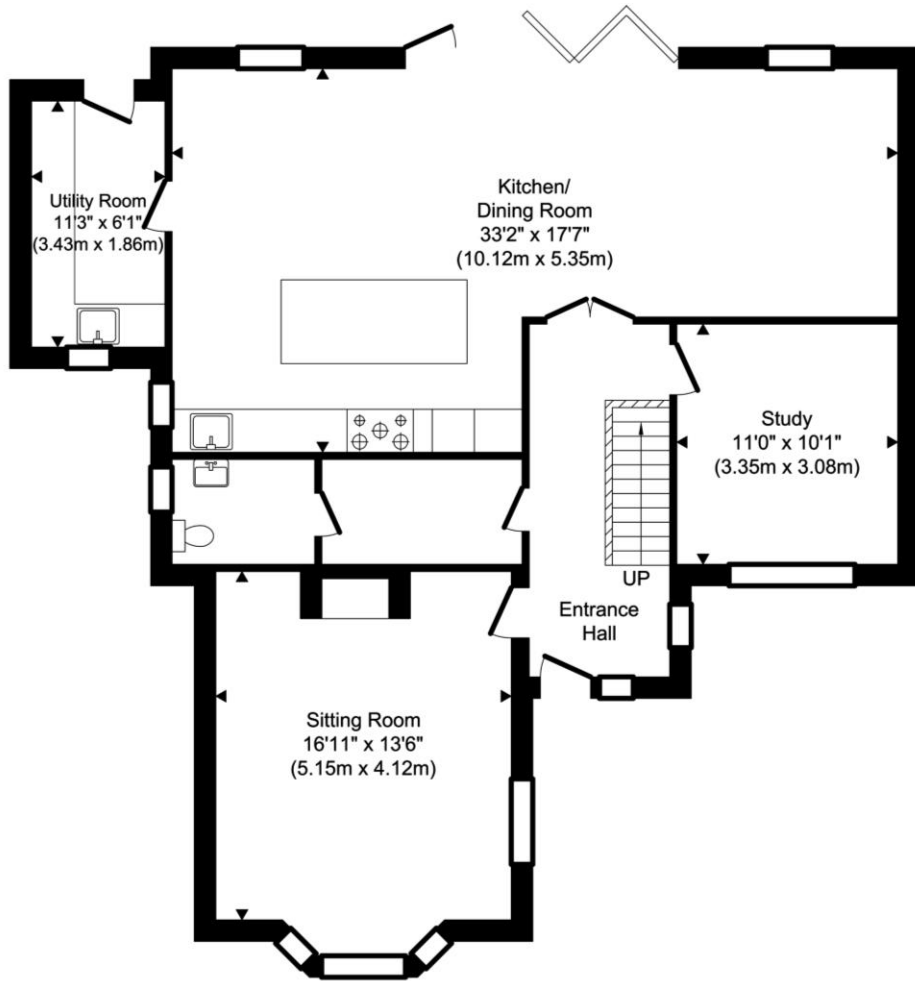
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

VIEWING: Strictly by prior appointment only through DAVID BURR.

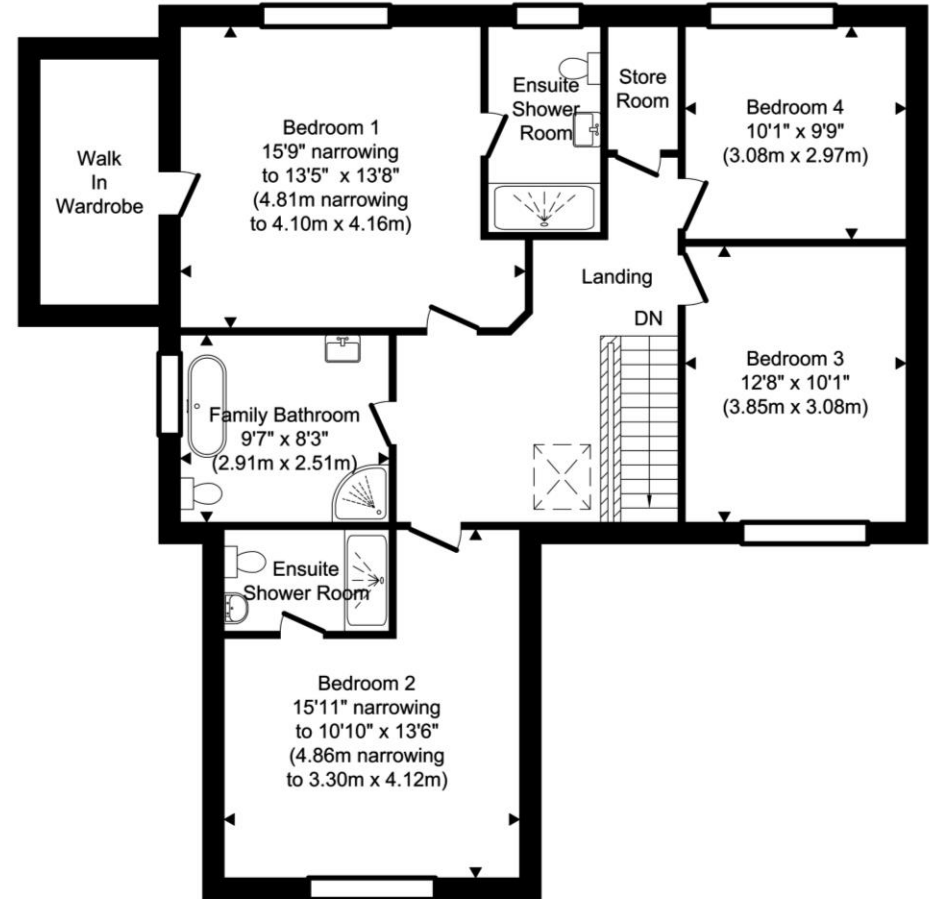
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Ground Floor
Approximate Floor Area
1092.21 sq. ft.
(101.47 sq. m)



First Floor
Approximate Floor Area
1045.39 sq. ft.
(97.12 sq. m)

TOTAL APPROX. FLOOR AREA 2137.60 SQ.FT. (198.59 SQ.M.)
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