



**17 People Park Way,
Sudbury, Suffolk**

**DAVID
BURR**



17 PEOPLE PARK WAY, SUDBURY, SUFFOLK, CO10 1AG

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 three-bedroom semi-detached house constructed in 2016 to a high standard with bright, well-designed accommodation over two levels which includes a sitting room, kitchen/dining room and a ground floor cloakroom with three bedrooms and a family bathroom on the first floor. There is the further benefit of generous parking for up to three vehicles as well as a garage/studio and a west facing garden.

A three-bedroom semi-detached house on a quiet cul-de-sac within short distance of town amenities.

Front door leading to:-

ENTRANCE HALL: With high-quality Amtico wood effect flooring which continues throughout the rest of the ground floor. Staircase rising to first floor with useful understairs storage cupboard off and doors leading to:-

SITTING ROOM: A well-proportioned and particularly bright room with a west facing aspect and attractive outlook over the garden with double doors opening onto terracing and floor-to-ceiling windows to each side. Plenty of space for seating.

KITCHEN/DINING ROOM: Containing a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side and a four-ring Zanussi gas hob with aluminium splashback and extractor fan above. Integrated Zanussi oven, space and plumbing for a washing machine, plumbing for dishwasher and space for free-standing refrigerator/freezer. Room for a dining table and chairs.

CLOAKROOM: Containing a WC and wash hand basin with tiled splashback.

First Floor

LANDING: With access to loft storage space, two useful storage/airing cupboards off and doors leading to:-

BEDROOM 1: Situated at the rear of the house with an open outlook, ceiling fan and mirror fronted sliding doors opening onto recessed wardrobes.

BEDROOM 2: A further double bedroom with mirror fronted sliding double wardrobes.

BEDROOM 3: An ideal guest bedroom with an outlook over the garden.

BATHROOM: Containing a bath with mixer tap and shower attachment over and tiled surround. WC and a wash hand basin.

Outside

The property benefits from a private driveway which provides **OFF-ROAD PARKING** for up to three vehicles and in turn leads onto a:-

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GARAGE/STUDIO: Arranged into two parts, the front section with an up-and-over door and roof storage space with power connected. Internal door leading into the rear section which has been converted into a studio which serves a variety of different uses and further benefits from power and light and a pedestrian door opening to the garden.

The garden itself is primarily west facing and contains a stone paved terrace adjacent to the property itself with external lighting and power points. An area of lawn is bordered by well-stocked beds and a cherry tree and there is the further picket gate leading into a separate private area of garden enclosed by fencing and containing an area of lawn.

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

AGENT'S NOTES

Purchasers should be aware that a maintenance charge exists in respect of communal upkeep which is in the region of £20 per month.

EPC RATING: Band B – 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: C

TENURE: Freehold

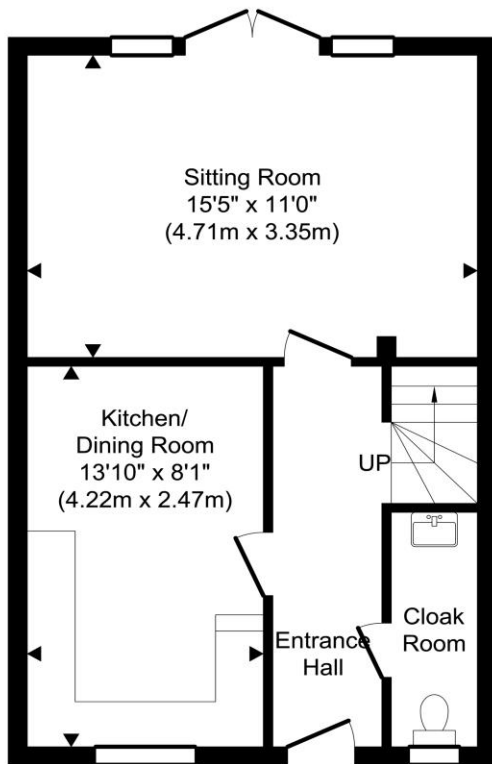
CONSTRUCTION TYPE: Brick

WHAT3WORDS: competing.mess.elections

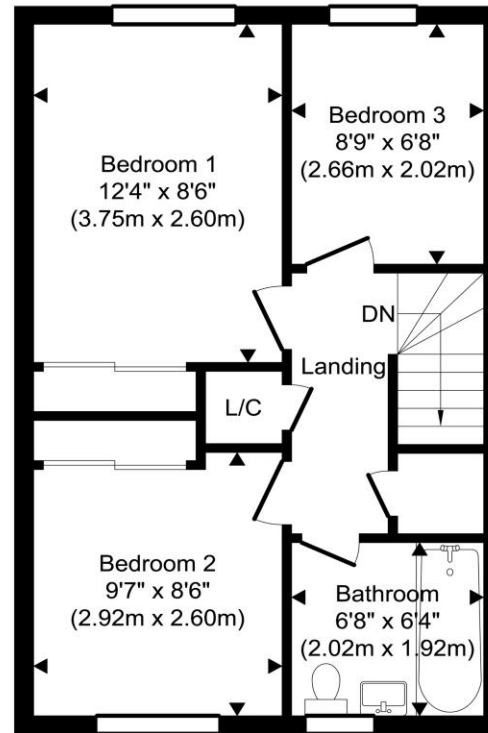
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

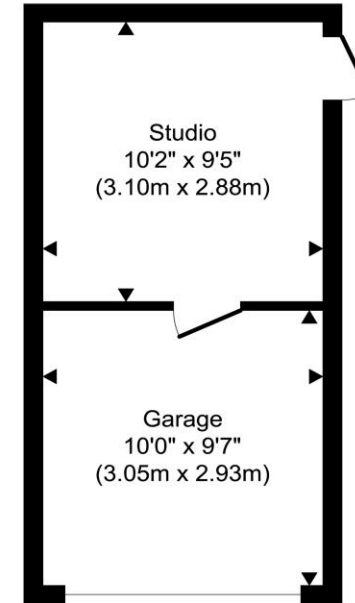
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Ground Floor
Approximate Floor Area
388.79 sq. ft.
(36.12 sq. m)



First Floor
Approximate Floor Area
388.79 sq. ft.
(36.12 sq. m)



Outbuilding
Approximate Floor Area
197.08 sq. ft.
(18.31 sq. m)

TOTAL APPROX. FLOOR AREA 974.67 SQ.FT. (90.55 SQ.M.)

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