



**10 Priory Gardens,
Sudbury, Suffolk**

**DAVID
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10 PRIORY GARDENS, SUDBURY, SUFFOLK, CO10 2AF

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.

Situated in a private cul-de-sac within close proximity to both town amenities and meadow walks is this well appointed four-bedroom town house. The property offers spacious accommodation across three floors with large master suite and Juliet balcony. **NO ONWARD CHAIN.**

A spacious four-bedroom town house.

ENTRANCE HALL: An inviting space with room for shoes and coats with double doored cupboard providing useful storage and door leading to:-

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of matching shaker style units with a thick stone effect worktop and attractive tile splashback. Integrated appliances include a one-and-a-half sink with mixer tap and drainer unit, gas hob with extractor above, double oven below, dishwasher, fridge/freezer with space for washing machine. This room is finished with a slate effect ceramic tile floor with French doors providing access to the rear terrace with views over the garden beyond.

CLOAKROOM: A two-piece suite consisting of a close coupled WC and corner wash hand basin with mixer tap, attractive tile splashback and useful shelving.

First Floor

LANDING: Doors leading to:-

SITTING ROOM: A particularly light and spacious room with two windows to the front and Juliet balcony with double doored cupboard providing useful storage.

BEDROOM 2: A spacious second bedroom with glass French doors and Juliet balcony overlooking the rear garden.

Second Floor

LANDING: Doors leading to:-

MASTER BEDROOM: A generous master suite with two windows to the front and **dressing area** with further built-in double wardrobe and door leading to:-

EN-SUITE: Close coupled WC, wash hand basin with mixer tap, large corner shower cubicle with overhead shower and attractive tile surround.

BEDROOM 3: A well-proportioned room with views over the rear garden.

BEDROOM 4: A generous fourth bedroom neighbouring bedroom 3. These rooms could be knocked into one with the removal of a stud partition wall and relevant building regs to create a large double bedroom.

FAMILY BATHROOM: Close coupled WC, large panel bath with mixer tap, overhead shower and shower screen, large wash hand basin with mixer tap and attractive tile surround.

Outside

To the front of the property a block paved drive provides **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door with footpath bringing you to the front door

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To the immediate rear of the property, accessed via French doors via the kitchen/dining room, you will find a terrace seating area with the rest of the garden being landscaped for low maintenance with a wide expanse of artificial lawn with a further decked terrace seating area to the back being a great space for entertaining.

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 situated on a private road with a service charge of £241.00 for 2024.

EPC RATING: Band C – 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: D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: series.brains.milk

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.



