



**61 Ballingdon Street,
Sudbury, Suffolk**

**DAVID
BURR**



61 BALLINGDON STREET, SUDBURY, SUFFOLK, CO10 2DA

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 charming Grade II listed period town house situated within short walking distance of town amenities and the water meadows. The property contains characterful accommodation with numerous original features including exposed timbers and cosy fireplaces. and is arranged over two levels which includes a sitting room, dining room and kitchen together with three double bedrooms and two bathrooms (one en-suite). To the rear of the property is a private enclosed low maintenance courtyard garden with utility shed and home office as well as a private pedestrian access leading back onto Ballingdon Street.

A three-bedroom, two-bathroom period town house with private enclosed garden.

Front door leading to:-

SITTING ROOM: A characterful reception room with an atmospheric finish and a central open hearth with exposed brick, tiled hearth and plenty of space for seating. Exposed timbers, sash window overlooking the street scene, quarry tile floor and a thumb latch door leading to staircase rising to first floor. Further thumb latch door leading to:-

DINING ROOM: With a continuation of quarry tile flooring and plenty of room for a large dining table and chairs, exposed timbers and sash window allowing for natural light. Cleverly created kennel beneath the staircase, useful storage cupboard off as well as a pantry with fitted shelving. Fireplace with inset wood burning stove with brick arch and an opening leading to:-

KITCHEN: Recently refurbished with tongue-and-groove panelling, base level units with wood effect worksurfaces incorporating a stainless-steel sink with mixer tap above and drainer to side. Integrated refrigerator, space for a free-standing cooker with extractor fan over and a window overlooking the rear garden. Stable door leading to outside.

First Floor

LANDING: With exposed timbers, access to loft storage space, double doors opening onto a useful wardrobe and further storage cupboard off. Thumb latch doors leading to:-

BEDROOM 1: An attractive and well-proportioned double bedroom with secondary glazed sash window, Victorian cast fireplace with tile surround and two useful wardrobes. Thumb latch door leading to:-

EN-SUITE: Containing a corner shower with tiled surround and glass screen doors, WC, vanity suite and a chrome heated towel rail.

BEDROOM 2: A further double bedroom with exposed timbers.

BEDROOM 3: A cleverly designed children's bedroom with two windows allowing for plenty of natural light and bespoke fitted bunkbed. Tall ceiling and exposed timbers.

BATHROOM: Containing a rolltop bath with chrome claw feet, WC and wash hand basin. Tongue-and-groove panelling throughout.

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Outside

To the rear of the property is a low maintenance courtyard garden which is enclosed by fencing and a mellow red brick wall with a herringbone red brick terrace providing an attractive area of seating enclosed by various flowerbeds. A convenient passageway leads back onto Ballingdon Street and provides further storage. Within the garden are two useful outbuildings:-

UTILITY ROOM: Recently constructed with space for a refrigerator, freezer and space and plumbing for a washing machine.

HOME OFFICE: An ideal space to work from home with power and light, internet connection and further storage area together with bike storage adjacent.

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

The property is Grade II listed.

The property is subject to a flying freehold over the neighbouring property.

EPC RATING: Exempt - Listed

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

COUNCIL TAX BAND: B

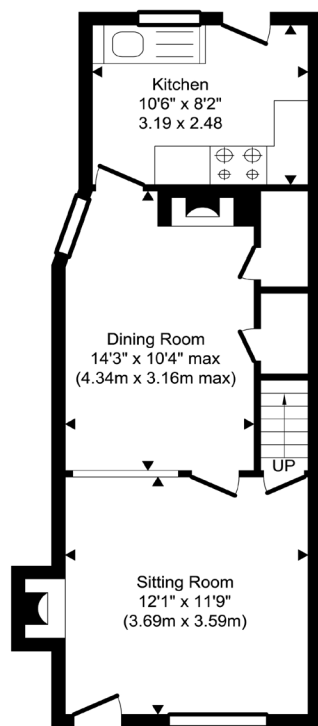
CONSTRUCTION TYPE: Timber framed.

WHAT3WORDS: inversion.fidgeting.consoled

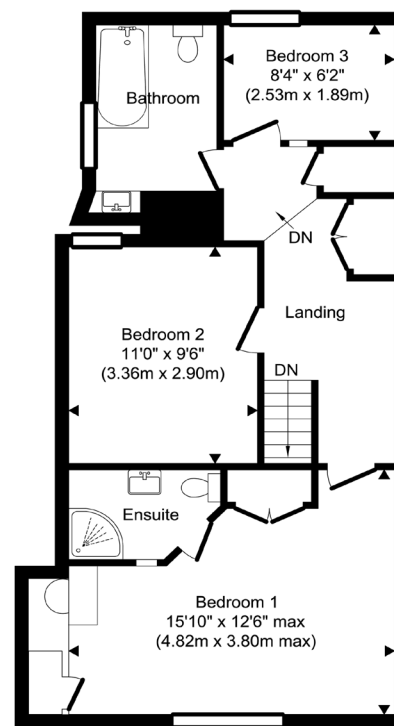
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

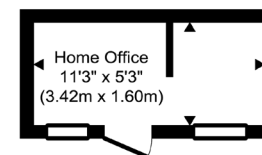
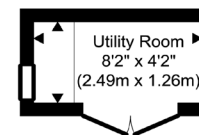
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Ground Floor
Approximate Floor Area
406.01 sq. ft.
(37.72 sq. m)



First Floor
Approximate Floor Area
549.49 sq. ft.
(51.05 sq. m)



Outbuildings
Approximate Floor Area
92.56 sq. ft.
(8.60 sq. m)

TOTAL APPROX. FLOOR AREA 1048.08 SQ.FT. (97.37 SQ.M.)

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