

DAVID  
BURR



## 11 REDELLS CLOSE, SUDBURY, SUFFOLK

A particularly well presented link detached family home in a secluded and sought after location. The property offers spacious family accommodation with three double bedrooms and benefits from a conservatory.

Good sized west facing gardens and covered parking. Available long term.

TO LET: £1,250 pcm

## 11 Reddells Close, Sudbury, Suffolk, CO10 2PW

A well presented property enjoying an especially favourable location within walking distance of the town centre located in a a quiet cul-de-sac. The property benefits from a spacious entrance hall which accesses the kitchen/breakfast room fitted with a range of floor and wall mounted units with all white goods inclusive of rent. The sitting room opens directly to a fantastic conservatory via a pair of French doors and this has underfloor heating and French doors lead to a terrace with garden beyond. There is a spacious cloakroom accessed from the entrance hall and a large understairs storage cupboard. The first floor is equally well appointed with a well proportioned landing which accesses three double bedrooms, the rear of which takes in stunning town roofline views and these are all served by a spacious family bathroom. A large loft is boarded to provide extra storage space.

Entrance hall	3 Bedrooms
Sitting room	Family bathroom
Conservatory	South & West facing garden
Kitchen/breakfast room	Off road parking
Cloakroom	Town location

## Access

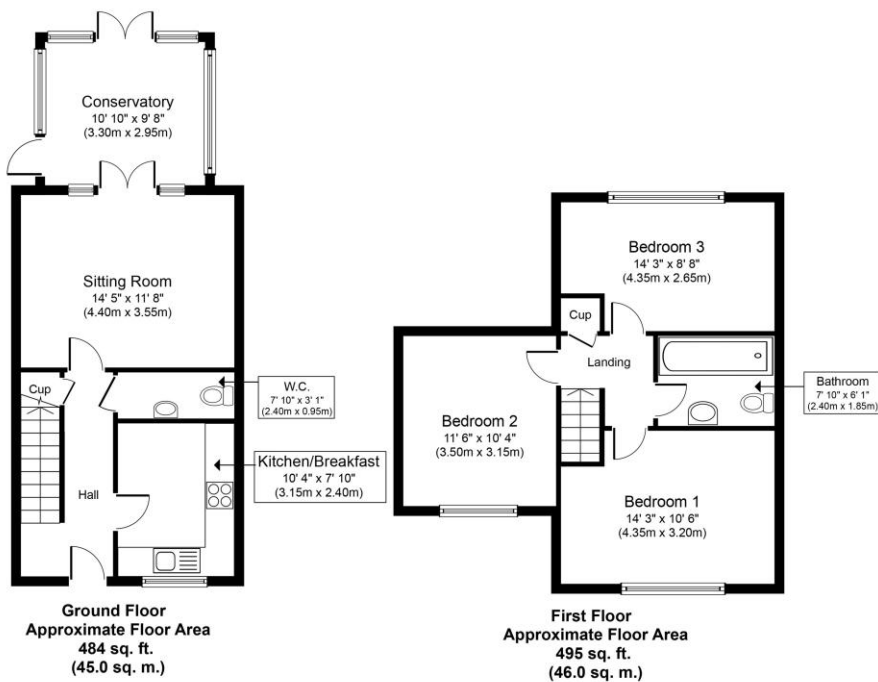
Colchester 15 miles	Sudbury – Liverpool St 75 mins
Bury St Edmunds 18 miles	Stansted approx. 40 mins
Chelmsford 29 miles	M25 J27 approx 50 mins

## Location

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.

## Outside

The property is approached via a pavioured drive providing parking beyond which double gates lead to two further spaces one of which is under cover. The rear gardens benefit from a South and West facing aspect and provide a good degree of privacy and comprise a terrace accessed from the conservatory and a large expanse of lawn with herbaceous border to the rear and a storage shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Additional information and viewing

Services: Main water and drainage connected. Gas fired heating.

None of the services have been tested by the agent. EPC: C  
Local authority: Babergh District Council (01473 822801)

Viewing strictly by appointment with David Burr.

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