



**Evergreen House,  
Sudbury, Suffolk**

DAVID  
BURR







# Evergreen House, Waldingfield Road, Sudbury, Suffolk, CO10 0PR

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.

An executive family home enjoying a private cul-de-sac position boast spacious living with en-suits to five of the six bedrooms, outdoor kitchen, wraparound garden, ample parking and large double garage. Being offered with no onward chain.

## Spacious executive family home

Front door leading to:-

**ENTRANCE HALL:** This is a wonderfully light, inviting space that is double height with staircase leading onto the galleried landing, finished with a high quality tiled flooring that continues into the kitchen/dining/family room. Doors leading to:

**KITCHEN/DINING/FAMILY ROOM:** Stretching across the back of the property, this is a double aspect room with bi-folding doors leading to a rear terrace. The kitchen is fitted with a wide range of traditional shaker style cupboards with a thick quartz worktop and matching return, incorporating a one and a half sunken composite sink with mixer tap, five ring ceramic hob with extractor above, double eye-level oven, dishwasher, American style fridge/freezer and further wine fridge. Central within the kitchen is a matching island providing further storage as well as breakfast bar seating and dining area beyond. Off the dining area is a walk-in pantry cupboard with a sitting room area beyond, with contemporary electric fireplace, alcove shelving and media wall above.

**SITTING ROOM:** Situated at the front of the property accessed off the entrance hall, this is a more formal reception room set up as a cinema room with large media wall.

**SNUG:** Accessed via double doors off the kitchen/dining/family room, this is a particularly useful room which has previously been utilised as a playroom.

**STUDY:** Accessed off the main entrance hall, this is particularly useful room with window to front and neighbouring shower room, for working from home.

**SHOWER ROOM:** A three piece suite consisting of a contemporary WC, wash hand basin with mixer tap and vanity unit, wet room like shower with attractive tiled surround and shower screen and heated towel rail.

**UTILITY ROOM:** The utility room is fitted with a range of matching units to the kitchen with a thick quartz worktop and matching return, integrated composite sink with mixer tap and space for a washing machine and side access to the rear garden.

### First Floor

**GALLERIED LANDING:** This is a light open space with window to the front and views over the entrance hall, with staircase leading to first floor, useful understairs storage cupboard and further door to linen cupboard with doors leading to:

**MASTER SUITE:** This is a luxurious suite with initial sleeping area with space for a large double bed as well as other bedroom furniture, with an opening leading to a:

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**DRESSING ROOM:** This room is fitted with a range of bespoke fitted cupboards offering hanging rail and shelving for storage as well as drawer storage and space for a dressing table with opening to:

**EN-SUITE:** A four piece suite consisting of a central free-standing bath with freestanding mixer tap, double width low threshold shower with attractive tiled surround, glass return, mounted and handheld shower attachment, WC, wash hand basin with vanity unit and mixer tap and heated towel rail.

**BEDROOM 2:** A generous guest suite with space for a large double bed as well as other bedroom furniture, with open fronted wardrobes and door leading to:

**EN-SUITE:** With a low threshold double width shower with glass return and mounted and handheld shower attached with an attractive tiled surround, WC and contemporary wash hand basin with mixer tap and double drawer vanity unit below and heated towel rail.

**BEDROOM 3:** A particularly light third double bedroom with open fronted wardrobes, pretty views across the rear garden and door leading to:

**EN-SUITE:** A three piece suite consisting of a low threshold double width shower with attractive tiled shower and overhead shower, WC, wash hand basin with mixer tap and vanity unit and heated towel rail.

**BEDROOM 4:** A large window offering pretty views across the rear garden, with space for a large double bed, open fronted wardrobes and door leading to:

**EN-SUITE:** A three piece suite consisting of a low threshold double width shower with attractive tiled shower and overhead shower, WC, wash hand basin with mixer tap and vanity unit and heated towel rail.

**FAMILY BATHROOM:** A contemporary fitted suite consisting of a central large panelled bath with mixer tap, wash hand basin with vanity unit and mixer tap, WC and heated towel rail.

## Second Floor

**LANDING:** With two velux windows to rear, eaves storage cupboard and doors leading to:

**BEDROOM 5:** A spacious fifth double bedroom with generous ceiling heights and space for other bedroom furniture.

**BEDROOM 6/DRESSING ROOM:** Space for a large double bed although offers the potential to be utilised as a dressing room to create a further guest suite, to the first floor with neighbouring bathroom.

**BATHROOM:** A large 'L' shaped jacuzzi bath with shower screen, overhead shower, WC, wash hand basin with vanity unit and heated towel rail.

## Outside

To the front of the property is a large shingled resin driveway providing ample off-road parking and in turn leading to a large **DOUBLE GARAGE** with up and over roller door, with EV charging point, service door to utility and further service door and window to rear.

The rest of the garden has been landscaped for low maintenance with Portuguese laurel hedging, light stone borders with olive trees and rose bushes, with footpath leading to the front door and further side access to rear.

To the immediate rear of the property is a large Indian sandstone terrace providing a great space for entertaining accessed via bi-folding doors from the kitchen/dining/family room and being of a westerly aspect, it enjoys sun throughout the afternoon with a further terraced seating area under a contemporary pergola where you will find an outdoor kitchen, with light and power connected, with the rest of the garden being predominately laid to lawn, with sleeper borders and laurel shrub hedgerows.

Neighbouring the property is a useful store and fenced off area for pets.

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**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**SERVICES:** Mains water, drainage and electricity connected. Air source heat pump heating system. **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.

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

**COUNCIL TAX BAND:** C.

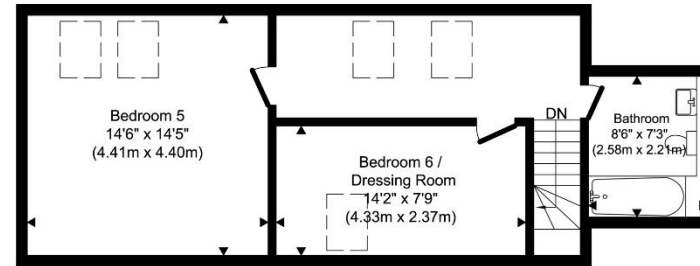
**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick.

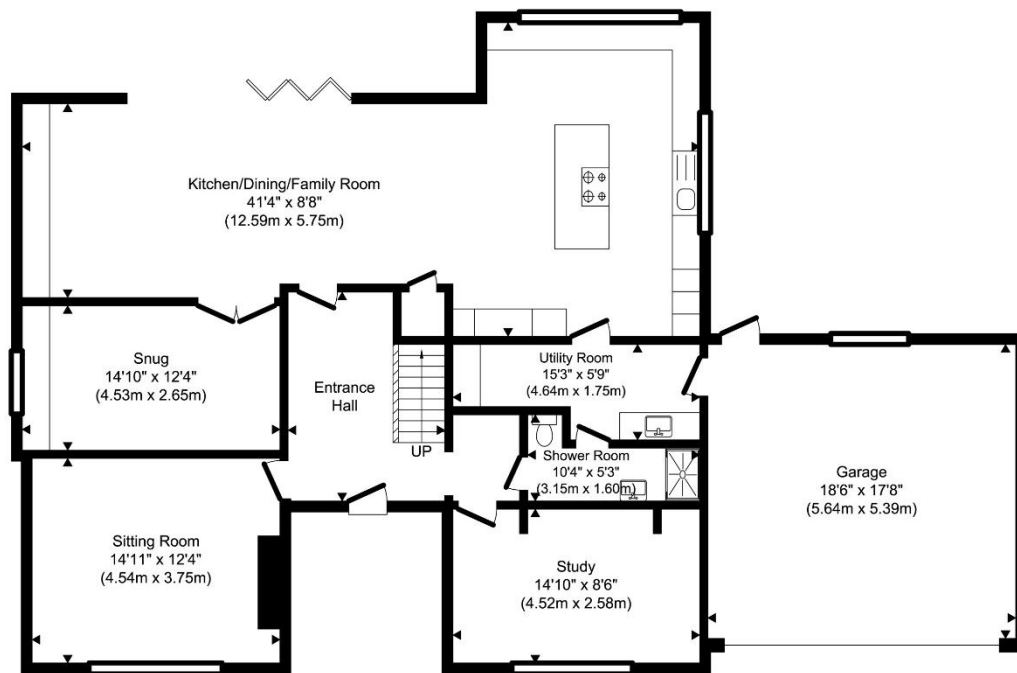
**WHAT3WORDS:** ///cupcake.slimmer.tint

**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.

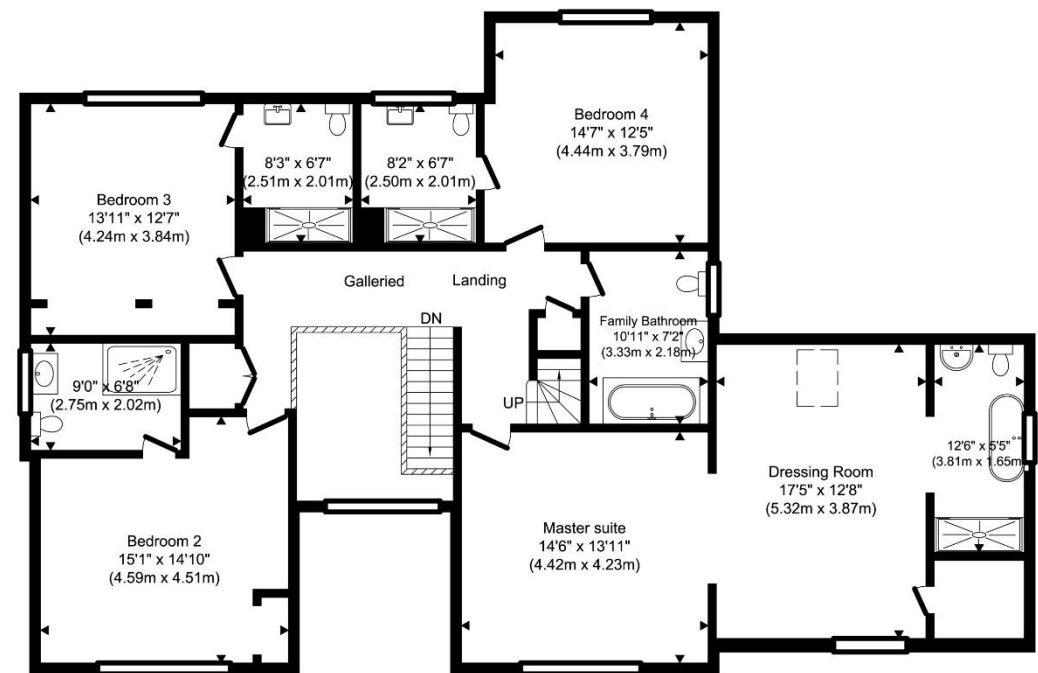
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Second Floor  
Approximate Floor Area  
544.43 sq. ft.  
(50.58 sq. m)



Ground Floor  
Approximate Floor Area  
1658.71 sq. ft.  
(154.10 sq. m)



First Floor  
Approximate Floor Area  
1658.71 sq. ft.  
(154.10 sq. m)

TOTAL APPROX. FLOOR AREA 3861.87 SQ.FT. (358.78 SQ.M.)  
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