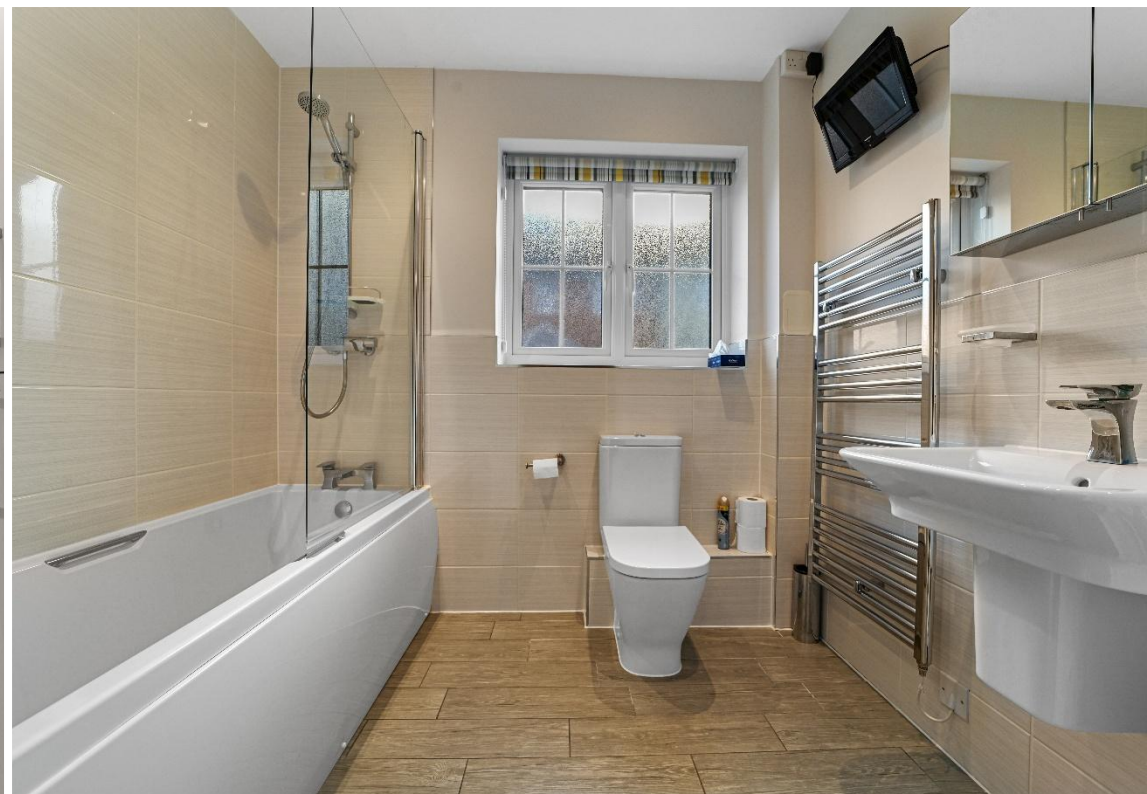




**St Edmunds Close
Assington, Suffolk**

**DAVID
BURR**



4 St Edmunds Close, Assington, Suffolk, CO6 5AJ

Assington is conveniently located approximately 7 miles from the market town of Sudbury, which provides a wider range of shopping, recreational and educational facilities, and around 11 miles from Colchester. Colchester offers excellent transport links, including a mainline railway station with direct commuter services to London Liverpool Street, making the village an attractive option for those seeking a balance between rural living and accessibility.

The property is situated within walking distance of the centre of the highly sought-after South Suffolk village of Assington. The village itself is centred around an attractive main street and offers a strong sense of community, with amenities including a public house and restaurant, parish church, popular tearoom, interior shop and plant store, a farm shop and village hall incorporating a Post Office.

- Three-bedroom detached bungalow
- New Home Warranty in place until 2029
- Underfloor heating throughout powered by an air-source heat pump
- Stylish kitchen with integrated appliances
- Light and spacious sitting room with French doors to the garden
- Principal bedroom with contemporary en-suite shower room
- Offered with No onward chain
- Garage with electric up-and-over door and personnel access
- Private off-street parking for two vehicles plus visitor parking
- Attractive outlook over a village greensward
- Walking distance to Assington's village amenities
- Convenient access to Sudbury and Colchester

Occupying a particularly attractive position overlooking a greensward on a small and thoughtfully designed development, this high-specification three-bedroom detached bungalow offers beautifully presented, generously proportioned accommodation arranged across a single storey. Completed in 2019 by the highly regarded Vaughan & Blyth Homes and benefitting from a New Home Warranty until 2029, the property has been finished with a clear emphasis on quality, comfort and modern efficiency throughout.

The internal accommodation is exceptionally well planned and includes a welcoming entrance hall, a light-filled sitting room with French doors opening onto the rear garden, and a kitchen with integrated appliances including oven and hob, fridge/freezer, washing machine, dishwasher and a water softener. There are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The third bedroom has added potential to be used as a dining room and there is a contemporary family bathroom. Notable features include underfloor heating throughout powered by an air-source heat pump, UPVC double-glazed windows with many fitted blinds throughout.

Externally, the property enjoys an enclosed rear garden, private off-street parking for at least two vehicles with further visitor parking close by and a detached garage with electric up-and-over door. The bungalow enjoys a particularly pleasant street scene and offers an appealing blend of modern living within a traditional village setting. An additional benefit is that the property is offered chain free.

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AGENTS NOTE: A service charge covering the maintenance of communal areas is applicable. We are advised that the annual charge for 2025/2026 was Approx £100 p/a

TENURE: Freehold

SERVICES: Mains water, and electricity are connected. Private drainage, Air-source heat pump. **NOTE:** None of these services have been tested by the agent.

EPC RATING: B

WHAT3WORDS: volume.exhaling.punctured

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

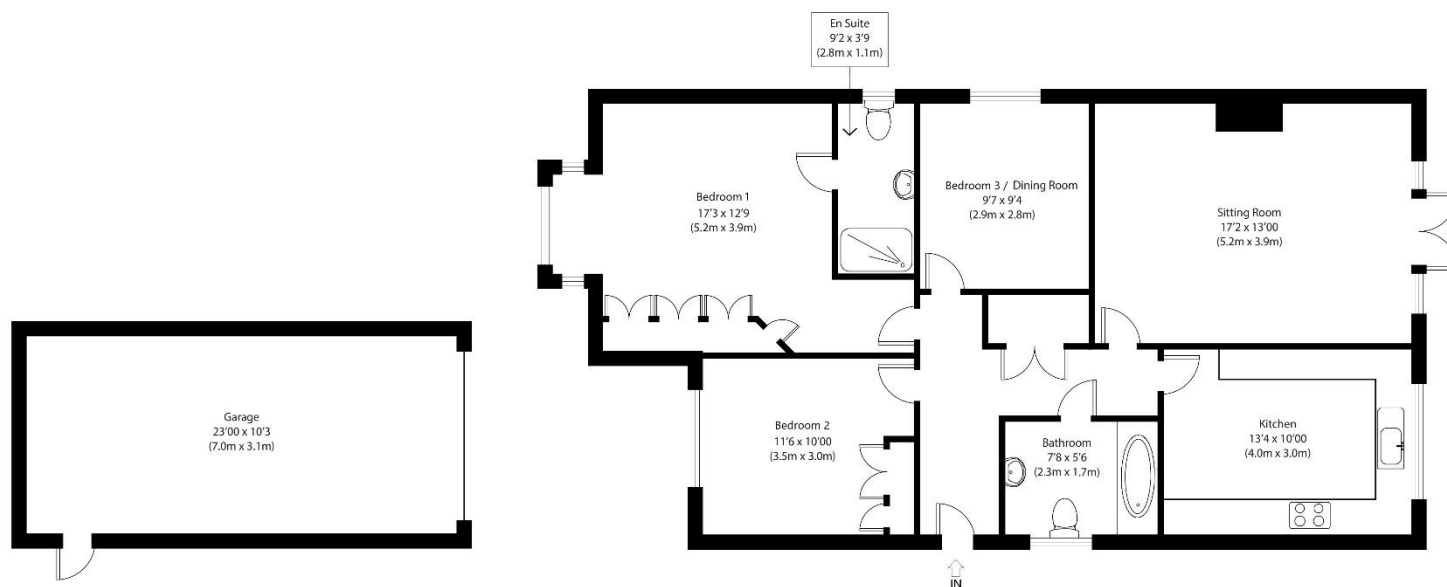
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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 Gross Internal Area

Main House 980 sq ft (91 sq m)

Garage 240 sq ft (22 sq m)

Total 1220 sq ft (113 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisers should
conduct a careful, independent investigation of the property in respect of monetary valuation.
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