



**3 Northcroft  
Sudbury, Suffolk**

**DAVID  
BURR**

# 3 Northcroft, Sudbury, Suffolk, CO10 1HL

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's 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's Liverpool Street, serving the commuter.

Situated in a quiet cul-de-sac is this spacious two bedroom house that is within close proximity of the croft providing access to meadow walks as well as the wonderful market town amenities Sudbury has to offer. The property is in need of significant updating but is an exciting project for prospective buyers. **No Onward Chain.**

## A terraced house of a split level design requiring significant updating

Door to:

**ENTRANCE VESTIBULE:** 1.27m x 1.21m (4'2" x 4'0") Cupboard housing gas meter and door to:

**ENTRANCE HALL:** Staircase off, cloaks cupboard and door to:

**KITCHEN/BREAKFAST ROOM:** 4.26m x 3.12m narrowing to 2.48m (14'0" x 10'3" **narrowing to 8'2"**) Extensively fitted with a range of units and work surfaces with twin drainer stainless steel sink unit. Built-in gas oven with 4-ring hob and extractor fan over. Walk-in storage cupboard and drying cupboard.

### First Floor

**LANDING:** Staircase off, doors to:

**BEDROOM 2:** 3.70m x 2.81m (12'2" x 9'3") Large storage cupboard with steps down to the **cellar**.

The cellar runs underneath this room and offers great storage.

**BATHROOM:** Extensive wall tiling, bath with period style fittings and shower attachment. Matching WC and wash hand basin.

### Second Floor

**SITTING ROOM:** 4.44m x 4.29m (14'7" x 14'1") A lightroom with a 16ft high vaulted pine ceiling. French doors with a balustrade looking into the close and with a fine view of St Gregory's Church beyond. Staircase off.

### Third Floor

**LANDING:** Overlooking the sitting room with cupboard housing hot water cylinder and door to:

**BEDROOM 1:** 4.57m measurement to back of wardrobe x 3.70m narrowing to 2.79m (15'0" **measurement to back of wardrobe x 12'2" narrowing to 9'2"**) Part vaulted pine ceiling and an open plan aspect overlooking the sitting room. Built-in double wardrobe, enamel vanity unit with marble style top, roofscape views.

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## Outside

The property has the benefit of a GARAGE within the block to the rear of the properties with up and over door.

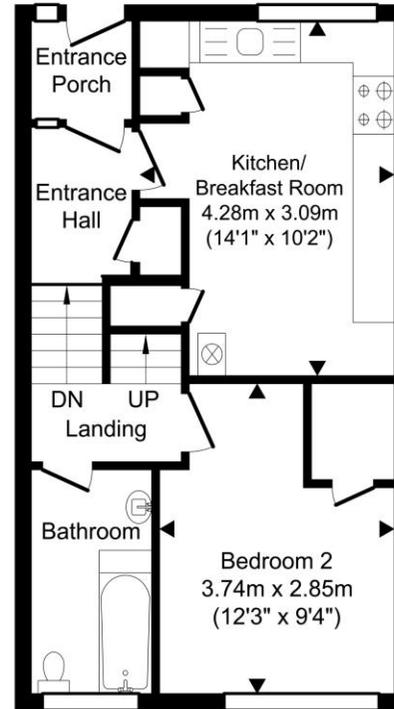
## AGENTS NOTES

In line with the Estate Agents Act 1979 potential buyers should be aware that this property belongs to an employee of David Burr (Long Melford) Ltd.

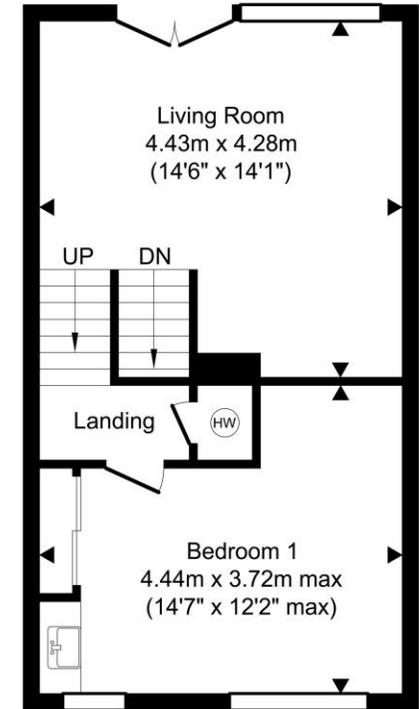
**EPC: BAND D** - A copy of the energy performance certificate is available on request.

**SERVICES:** Mains water, gas, drainage and electricity are connected.  
**NOTE:** None of the services has been tested by the agent.

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



Ground Floor  
Approximate Floor Area  
385.34 sq. ft.  
(35.80 sq. m)



First Floor  
Approximate Floor Area  
385.34 sq. ft.  
(35.80 sq. m)

TOTAL APPROX. FLOOR AREA 71.6 SQ.M. (770.69 SQ.FT.)  
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