



**4 Constable Road,
Sudbury, Suffolk**

**DAVID
BURR**



4 CONSTABLE ROAD, SUDBURY, SUFFOLK, CO10 1UQ

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 well presented 3-bedroom semi-detached house situated within close walking distance of town amenities. The property contains generous living accommodation including a sitting room, living room and a kitchen/dining room together with a utility and a ground floor cloakroom. Upstairs are three bedrooms and a bathroom. There is the further benefit of a private enclosed west-facing rear garden and a useful garage/workshop.

A three bedroom semi-detached house close to town amenities with a west-facing rear garden.

First Floor

ENTRANCE HALL: With laminate wood flooring, staircase rising to first floor and doors leading to:-

SITTING ROOM: A well-proportioned reception room with a large window allowing for plenty of natural light and a chimney breast with the potential to be reinstated to a functional fireplace (subject to any necessary consents). Recessed storage to the left-hand side of the chimney breast.

LIVING ROOM: A further reception area with an additional sealed in fireplace with potential to be reinstated and an opening leading to:-

KITCHEN/DINING ROOM: Constituting a substantial extension carried out around 2015 with plenty of natural light through large skylights and floor-to-ceiling windows adjacent to double doors opening onto terracing. Plenty of room for a dining table and chairs. Substantial island with an integrated wine fridge and a further range of base and wall level units with work surfaces incorporating a stainless steel sink with mixer tap above and drainer to side and a 5 ring AEG gas hob with extraction above. Integrated Sonos sound system and an opening leading into:-

UTILITY ROOM: With space and plumbing for a washing machine and space for tumble dryer and with two useful cupboards for both coats and shoes off.

CLOAKROOM: Containing a W.C. and a wash hand basin.

LANDING: With access to loft storage space and doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with an outlook to the front and a range of fitted wardrobes with sliding doors, inset shelving and hanging rails.

BEDROOM 2: A further double bedroom with an outlook to the front.

BEDROOM 3: An ideal children's bedroom with an outlook over the rear garden.

BATHROOM: Containing a bath with mixer tap and shower attachment over, W.C., wash hand basin and a heated towel rail.

Outside

An access, ideal for bikes/motorbikes, leads down the side of the property and into the **WEST FACING** rear garden which receives plenty of afternoon sunlight. An area of lawn is enclosed by fencing and with a brick paviour drive which continues onto a:

GARAGE/WORKSHOP With up and over door, power and light connected.

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An attractive decked terrace contains a fish pond with a bridge over and there is a versatile studio/home bar to the rear.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators with underfloor heating on the ground floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC – A copy of the certificate can be provided upon request.

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

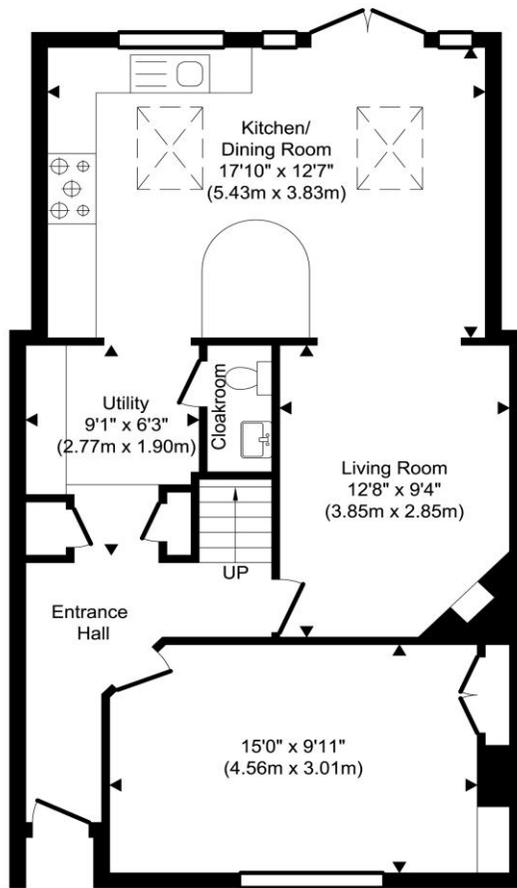
COUNCIL TAX BAND: B

TENURE: Freehold

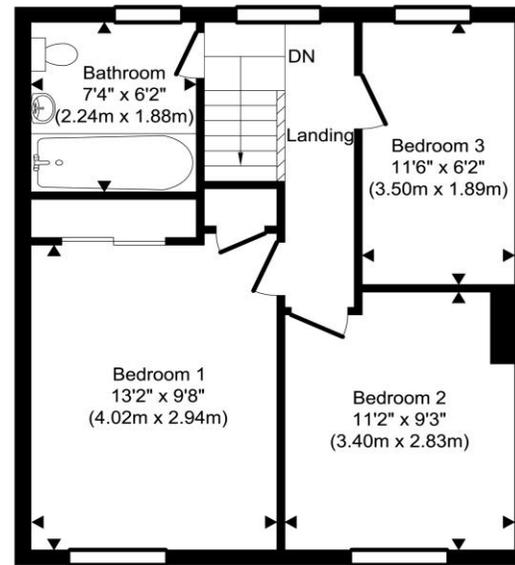
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

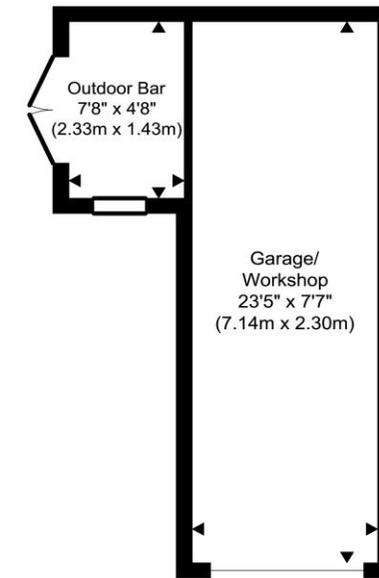
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Ground Floor
Approximate Floor Area
671.66 sq. ft.
(62.40 sq. m)



First Floor
Approximate Floor Area
449.50 sq. ft.
(41.76 sq. m)



Outbuilding
Approximate Floor Area
215.06 sq. ft.
(19.98 sq. m)

TOTAL APPROX. FLOOR AREA 1336.23 SQ.FT. (124.14 SQ.M.)

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