



HILLSIDE HOUSE
Sandy Lane, Sudbury, Suffolk

Carter Jonas

HILLSIDE HOUSE, SANDY LANE, SUDBURY, SUFFOLK, CO10 1DF

- 0.5 miles to Sudbury Town Centre
- 3 miles to Long Melford
- 15 miles to Colchester
- 16 miles to Bury St Edmunds

Large gardens approaching a fifth of an acre • Substantial recent extension • Open plan living/kitchen/dining room • Snug sitting room • Three generous bedrooms • Open fireplaces • Lovely degree of seclusion • Walking distance to town centre

DESCRIPTION

Dating back to the mid-20th Century and of traditional brick construction under a pitched & tiled roofline, Hillside House has been significantly extended in more recent years. Offering generous family accommodation with a lovely open plan ground floor living/kitchen/dining room with bifold doors leading out to the wonderful south facing gardens, an internal inspection is unreservedly recommended to appreciate the qualities of the home on offer. Both the snug sitting room to the front and the friendly open living room to the rear have decorative open fireplaces and the house is offered in excellent decorative order throughout.

OUTSIDE

Occupying a generous plot approaching a fifth of an acre, the house stands well back from the lane in an elevated position. To the front the garden is laid predominantly to lawn partially enclosed by mature hedging with a sloping driveway providing ample parking and leading to the detached single garage.

A SUPERB EXTENDED SEMI-DETACHED FAMILY HOME, QUIETLY SITUATED IN AN ELEVATED POSITION WELL BACK FROM THE LANE IN LARGE MATURE GARDENS ON THE PERIPHERY OF THE TOWN.



OUTSIDE (CONT.)

South facing and encircled by mature trees and hedging, the rear garden is a particular feature of Hillside House offering a most pleasing degree of privacy and seclusion. Again laid predominantly to lawn, the garden is interspersed by a wide variety of shrubs and bushes with stocked flower borders, a paved terrace and a large garden store.

LOCATION

Sandy Lane is pleasantly situated on the southern periphery of Sudbury within convenient reach of the comprehensive range schooling, shopping, recreational and cultural amenities this thriving market town has to offer. Via Marks Tey, Sudbury also offers a rail link to London's Liverpool Street station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: It is understood that mains water, electricity, drainage and gas are connected. Gas fired central heating to radiators.

Local Authority: Babergh District Council. Band D

What3Words: ///trees.best.repeating

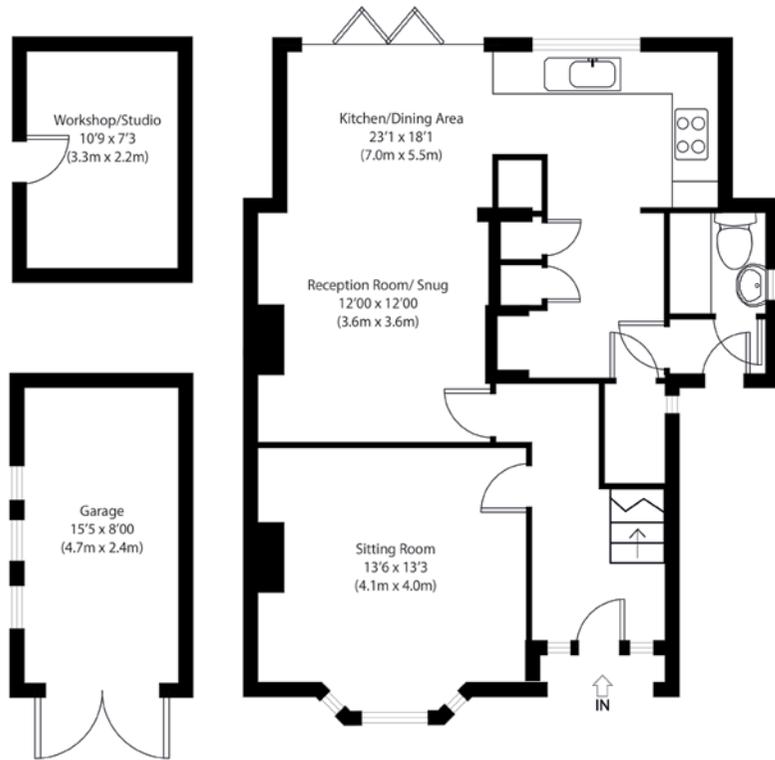
Viewing: By appointment with Carter Jonas
Tel: 01787 882881



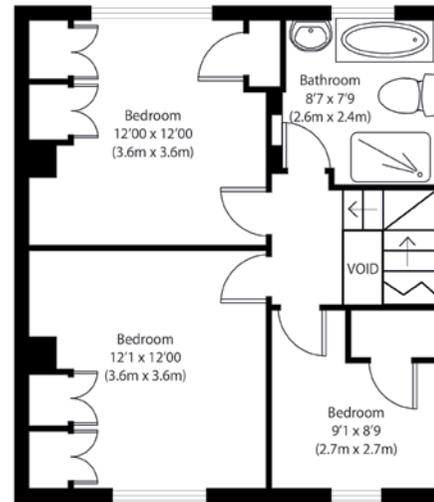
Approximate Gross Internal Area
 Main House 1310 sq ft (122 sq m)
 Outbuildings 200 sq ft (19 sq m)
 Total 1510 sq ft (140 sq m)

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 advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.cjphoto.co.uk

Carter Jonas



Ground Floor



First Floor



Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk, CO10 9LQ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.