



Church Lane, Alpheton, Sudbury, Suffolk, CO10 9BL

**MARK · EWIN**  
BURY ST EDMUNDS

## Church Lane, Alpheton, Sudbury, Suffolk, CO10 9BL

A four-bedroom, detached family home located in the village of Alpheton and offering field views to the rear, ample off-road parking and attractive gardens.

The accommodation on the ground floor includes an entrance hall, cloakroom, open plan sitting/dining room, a fitted kitchen and a useful utility room. Moving to the first floor, a landing leads to four bedrooms, two of which offer built-in cupboards. A family bathroom located off the landing completes the accommodation on offer.

Outside, the front garden is laid to lawn and hosts a variety of flowers and shrubs. To the rear, there is a generously sized garden also laid to lawn with a paved patio area, access to the garage and hosts a variety of mature shrubs and trees. A driveway provides ample off-road parking and leads to the single garage.

Agents note: We understand from the seller that the heating system may not currently be in a good working order and may need some repair work to rectify. This property is also subject to probate.

### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric & Water. Heating via oil fired central heating with a calor gas fire. We have been informed that the drainage is via a septic tank. (Please note that none of these services have been tested by the selling agent.)



### Directions

Leaving Bury St Edmunds via the A134 towards Sudbury turn right onto Church Lane upon reaching Alpheton and the property can be found on the right hand side.

### Location

Alpheton is a village located on the A134 road about six miles north of Sudbury. Alpheton enjoys excellent connections to nearby market towns such as Clare, Long Melford, and Sudbury, all offering shops, restaurants, and transport links to London and Cambridge.

**Accommodation:**

Entrance Hall 19' 9" x 6' 4" (6.01m x 1.92m)

Cloakroom 3' 4" x 8' 2" (1.02m x 2.49m)

Sitting Room 11' 10" x 17' 6" (3.61m x 5.33m)

Dining Room 9' 2" x 10' 10" (2.79m x 3.31m)

Kitchen 10' 3" x 10' 10" (3.12m x 3.31m)

Utility Room 6' 8" x 9' 3" (2.02m x 2.82m)

Landing 7' 5" x 8' 9" (2.25m x 2.66m)

Bedroom 11' 10" x 10' 10" (3.61m x 3.31m)

Bedroom 11' 10" x 8' 11" (3.61m x 2.71m)

Bedroom 11' 10" x 8' 3" (3.61m x 2.52m)

Bedroom 11' 10" x 6' 4" (3.61m x 1.92m)

Bathroom 7' 5" x 5' 3" (2.25m x 1.61m)

Front & Rear Gardens

Driveway

Garage 11' 11" x 17' 9" (3.64m x 5.41m)

**Additional Information:**

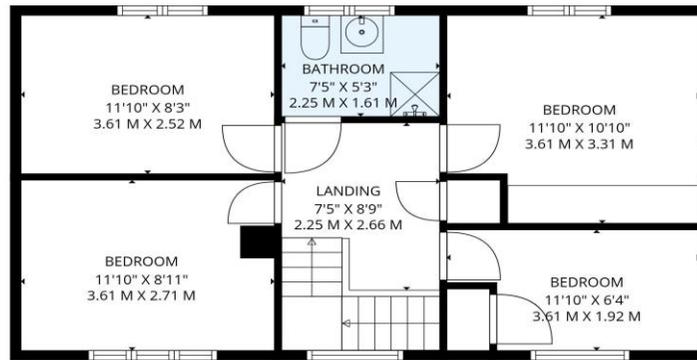
Council Tax Band: E

EPC Rating: TBC

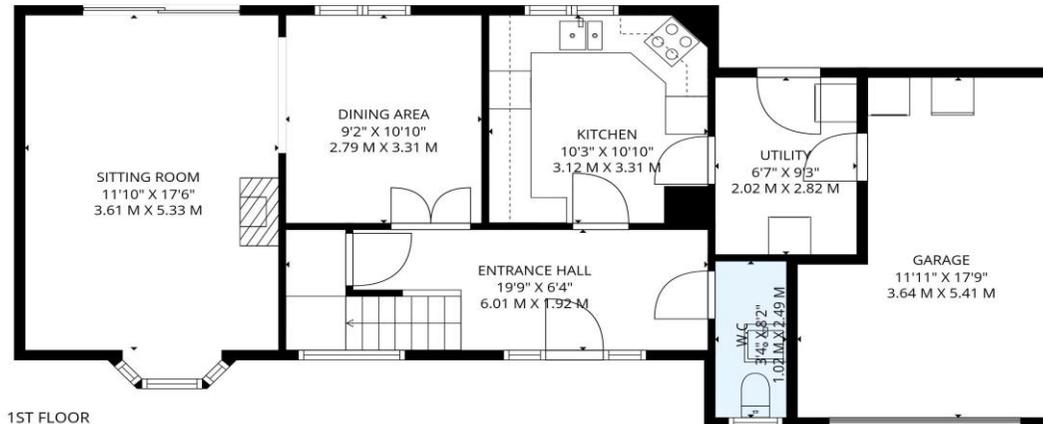
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**Guide Price £415,000**  
**Freehold**





2ND FLOOR



1ST FLOOR

**TOTAL: 1144 sq. ft, 107 m<sup>2</sup>**  
 1st floor: 590 sq. ft, 55 m<sup>2</sup>, 2nd floor: 554 sq. ft, 52 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 180 sq. ft, 17 m<sup>2</sup>, UTILITY: 61 sq. ft, 6 m<sup>2</sup>, BAY WINDOW: 7 sq. ft, 1 m<sup>2</sup>,  
 WALLS: 131 sq. ft, 11 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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