



**57a Friars Street,
Sudbury, Suffolk**

**DAVID
BURR**



57a FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AG

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 substantial unlisted period town house situated within flat walking distance of the amenities of a thriving Suffolk market town. The property has been comprehensively refurbished and redecorated to a high standard throughout and contains bright well-proportioned accommodation arranged over two storeys. A spacious dining hall and dual aspect sitting room are matched by a contemporary newly fitted kitchen/breakfast room and ground floor cloakroom. Upstairs are three bedrooms, a family bathroom and an additional cloakroom. There is the further benefit of a low maintenance courtyard garden to the rear.

A three-bedroom period town house within short walking distance of the town centre.

Solid wood front door leading to:-

DINING HALL: 13'1" x 11'3" (3.99m x 3.43m) A particularly bright and welcoming space with staircase rising to first floor with useful storage below. Large casement windows overlooking the street scene, deep skirting throughout, 10ft high ceiling and doors leading to:-

SITTING ROOM: 17'0" x 14'1" (5.18m x 4.30m) A well-proportioned dual aspect room with tall windows allowing for an abundance of natural light and pretty views over the courtyard garden. Deep skirting, picture rail and exposed timbers.

Inner Hall: Wood and glass panel door opening onto the garden, useful boiler cupboard off and door leading to:-

KITCHEN/BREAKFAST ROOM: 14'1" (max) x 11'11" (4.28m x 3.64m) With attractive tiled flooring and a newly fitted kitchen with a range of base level white gloss units with wood effect worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side and a four-ring Lamona induction hob with extractor fan and tiled splashbacks over. Space and plumbing for a washing machine, fitted Lamona electric combination oven and extensive wall mounted shelving.

Pretty bay window overlooking the gardens and with space for a breakfast table and chairs.

CLOAKROOM: With tiled flooring and containing a WC and wash hand basin with tiled splashbacks and storage below.

First Floor

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

BEDROOM 1: 17'1" x 12'0" (5.20m x 3.66m) An excellent dual aspect double bedroom with a pretty roofscape view to one side and overlooking the street scene to the other. Secondary glazed windows and fitted wardrobe with twin inset hanging rails.

BEDROOM 2: 13'1" x 9'0" (3.99m x 2.75m) A comfortable double bedroom with secondary-glazed windows overlooking the street scene below.

BEDROOM 3: 9'6" x 7'2" (max) (2.90m x 2.19m) An ideal study or occasional bedroom and with a useful storage cupboard over the stairs.

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BATHROOM: With tiled flooring and containing a P-shaped bath with a glass screen and electric shower and mixer tap over. WC, pedestal wash hand basin with tiled splashback and a heated towel rail.

CLOAKROOM: With tiled flooring and pretty exposed timbers and containing a further WC and wash hand basin with vanity suite below.

Outside

To the side of the property is a pedestrian gate which leads into the rear garden which is comprised of a terrace enclosed by low level red brick walls which contain well-planted flowerbeds. A discreet area of storage lies to the side of the house.

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

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: D

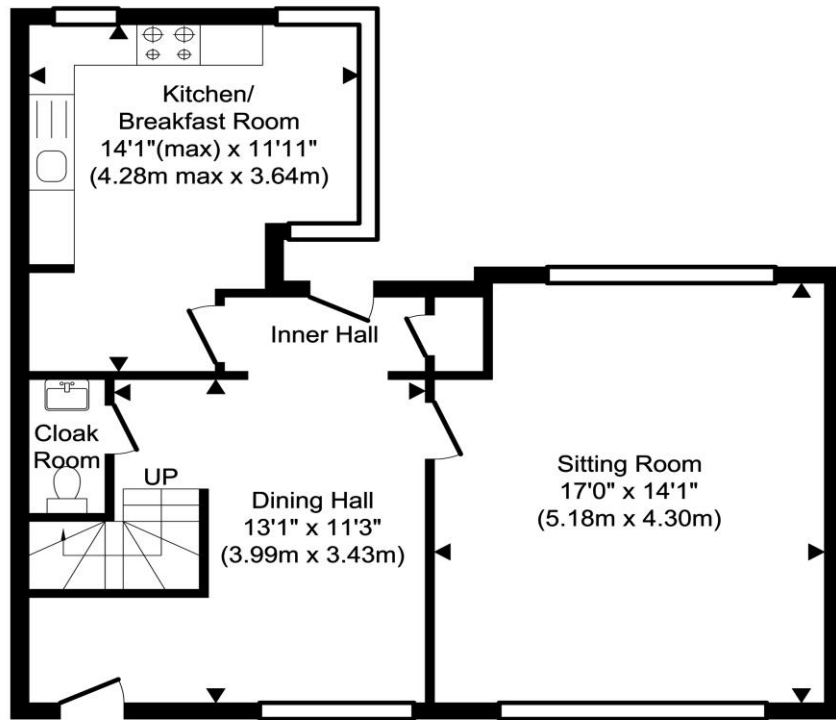
TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

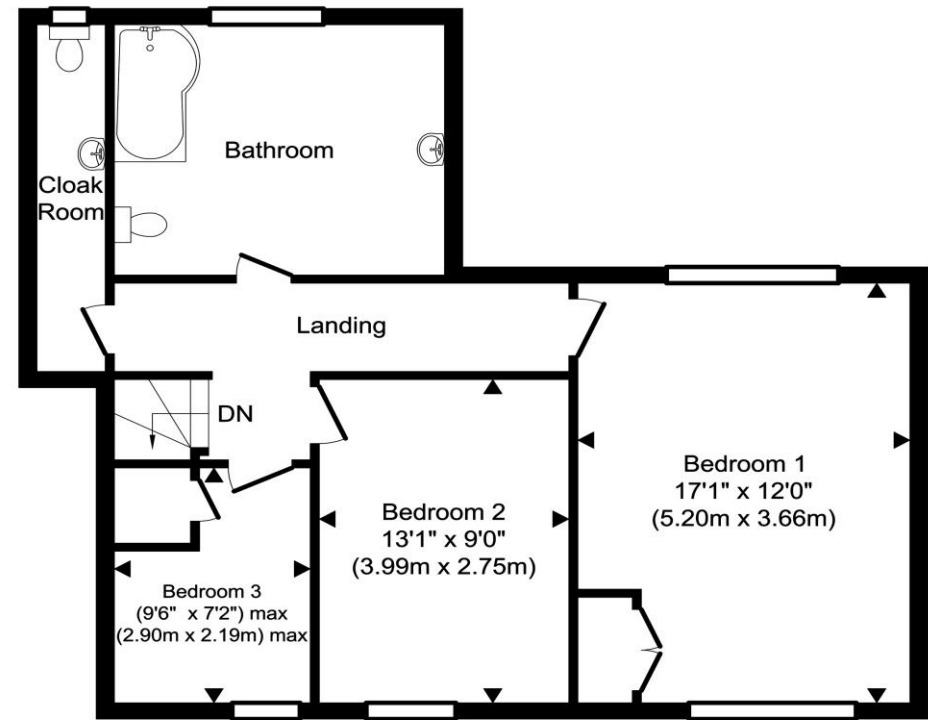
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Ground Floor
Approximate Floor Area
601.05 sq. ft.
(55.84 sq. m)



First Floor
Approximate Floor Area
653.15 sq. ft.
(60.68 sq. m)

TOTAL APPROX. FLOOR AREA 1254.21 SQ.FT. (116.52 SQ.M.)

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