



41 Friars Street,
Sudbury, Suffolk





41 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.

An impressive Grade II listed town house situated in one of Sudbury's most desirable locations within a moment's walking distance of town amenities, the water meadows and the market square. The property would benefit from some modernisation and includes extensive living accommodation including a drawing room, sitting/dining room and study, together with a versatile cellar/family room as well as a kitchen, utility/boot room and ground floor shower room. On the first floor are three bedrooms and an additional bathroom. To the rear of the property is an attractive west-facing rear garden. The property is being offered with **NO ONWARD CHAIN**.

A three bedroom, two bath/shower room period town house close to amenities with beautiful original features and a private enclosed garden.

Front door with fan light over leading to:-

ENTRANCE HALL: With exposed oak floor boards, staircase with mahogany handrail leading to the first floor and door beneath leading to cellar (see below). Further doors leading to:-

DRAWING ROOM: With a continuation of exposed floor boards, high ceilings, deep skirting and picture rail throughout. Tall secondary glazed sash window allowing for plenty of natural light and with a superb fireplace with Victorian tiled slips and inset multi-fuel burning stove and with a beautiful marble surround. Six panel double doors opening into:-

SITTING/DINING ROOM: Also with exposed oak flooring, high ceilings, picture rail throughout and deep skirting. Plenty of space for seating arranged around a central gas fireplace (currently decommissioned) with a marble surround and stone hearth. Opening leading into:-

DINING AREA: With slate flooring and room for a dining table and chairs adjacent to double doors opening onto the garden and with secondary-

glazed windows with a pretty view to the rear. A wood and glass panelled door leading into:-

KITCHEN: Containing a matching range of base and wall level shaker-style units with solid oak work surfaces incorporating a Villeroy & Boch ceramic sink with mixer tap above and drainer to side. Space for a freestanding cooker with aluminium splashback and extractor fan over. Space for a freestanding refrigerator, integrated Prima slimline dishwasher and boiler cupboard off.

STUDY: A versatile room which would be an ideal space to work from home with fitted storage off.

UTILITY/BOOT ROOM: With space and plumbing for a washing machine and space for a freezer above and door onto a rear garden and side access.

SHOWER ROOM: Containing a corner shower, WC, pedestal wash hand basin and a chrome heated towel rail.

41 FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AG

First Floor

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

BEDROOM 1: An attractive double bedroom with a lovely view across the rear garden and with a fitted double wardrobe with inset shelving and hanging rail.

BEDROOM 2: A further double bedroom with a fitted double wardrobe and an outlook over the street scene.

BEDROOM 3: An ideal guest bedroom with a view over the street scene below.

BATHROOM: With an attractive double-ended mosaic tiled bath with mixer tap and shower attachment over, WC, vanity suite and a double height chrome heated towel rail. Useful storage cupboards off and a large mosaic tiled shower cubicle with glass screens, rainfall-style shower head and additional attachment below.

Lower Ground Floor

CELLAR/FAMILY ROOM: A versatile room which offers the clear potential to be utilised as an additional reception room such as a cinema room or simply for storage and which also benefits from a range of integrated cupboards.

Outside

To the rear of the property is a private enclosed **WEST-FACING** garden with a stone paved terrace adjacent to the property itself, providing an attractive area of seating. Areas of lawn are interspersed with colourful

well-stocked beds with the further benefit of a lean-to storage shed and summerhouse to the rear.

Agent's Notes

The property is Grade II listed and situated in a conservation area.

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 F – 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

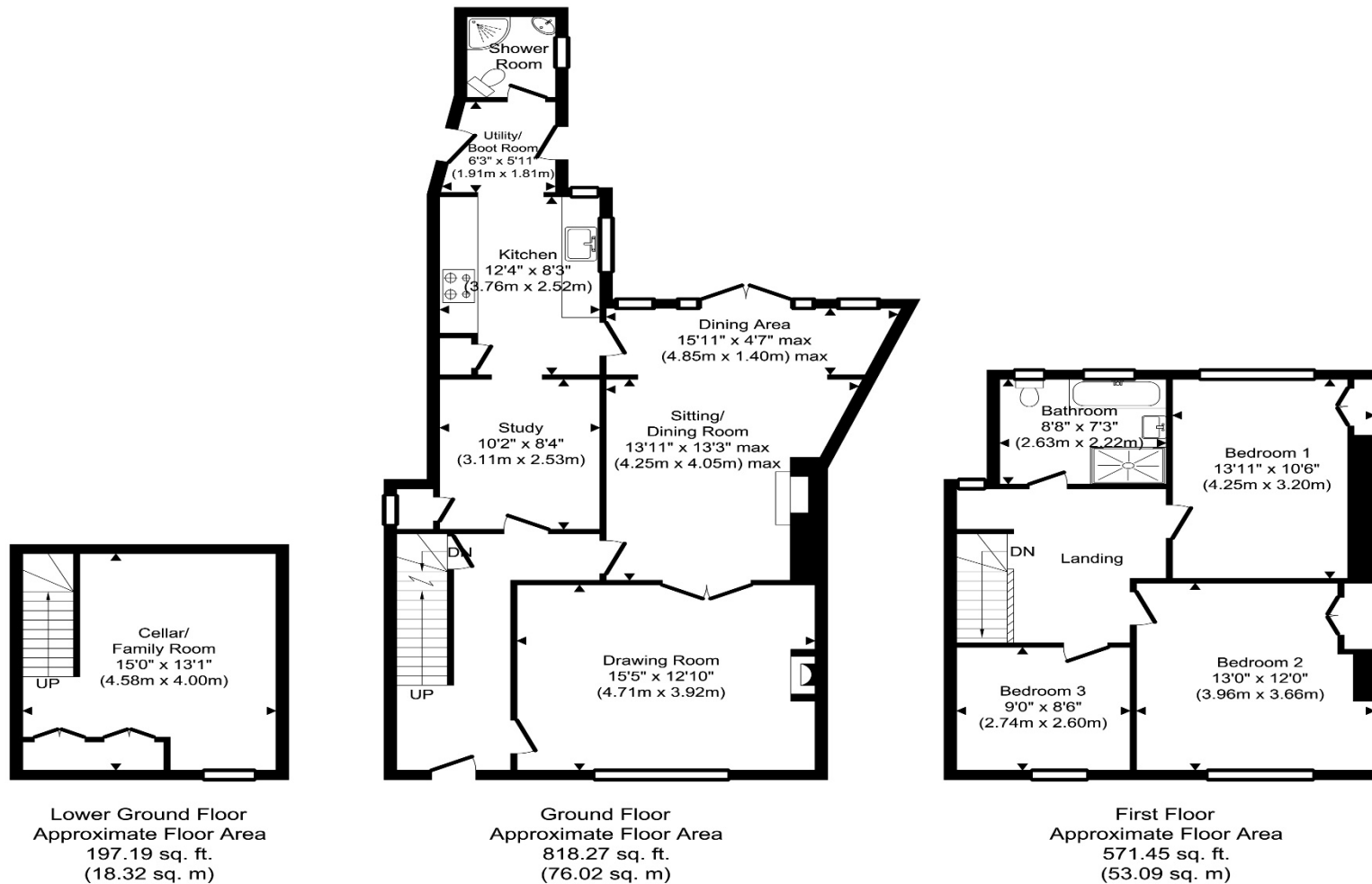
CONSTRUCTION TYPE: Brick

WHAT3WORDS: childcare.soothing.early

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.

41 FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AG



TOTAL APPROX. FLOOR AREA 1586.92 SQ.FT. (147.43 SQ.M.)

Produced by www.chevronphotography.co.uk © 2025

