



KING ST

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DAVID BARR
FOR SALE
£125,000

THE BARBERSHOP
King Street

BARBERS

DINKY LI

DAVID
BARR

2 KING STREET,
SUDBURY, SUFFOLK

LA MODE
FACIALS - MASSAGE
NAILS - BROWS
LASHES - AESTHETICS
01797 594961 | @davidbarrs

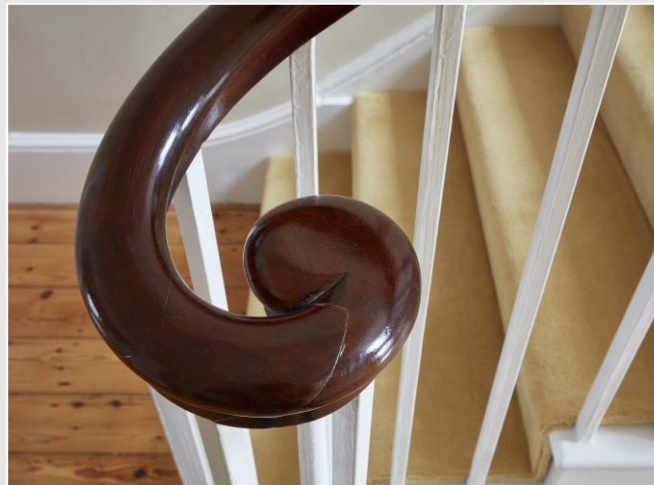


2 KING STREET, Sudbury, Suffolk

A superb six bedroom Georgian town house in the heart of town with elegant, characterful accommodation over three levels with substantial cellarage, generous parking and landscaped garden.

Colchester - 15 miles. Bury St. Edmunds - 18 miles both with commuter link to London.

- Four storey Grade II listed Georgian town house
- Situated in the centre of town just seconds from amenities
- Comprehensively restored and refurbished
- Impressive drawing room with marble fireplace
- Dining room
- Shaker style island kitchen with contemporary appliances and pantry
- Six bedrooms
- Three bathrooms
- Spacious cellar arranged into five parts offering potential to create additional accommodation or for use as a hobbies room/studio
- Off-road parking enclosed by gates
- Landscaped rear garden with raised beds, lawns and brick paved terraces
- State of the art Bosch gas fired heating system
- Beautiful period features including large sash windows, magnificent proportions, high ceilings and deep skirting.
- No onward chain



LOCATION

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.

THE PROPERTY

2 King Street is a magnificent semi-detached residence situated in a prominent position just off the market hill and adjacent to St Peter's Church in the very heart of this thriving Suffolk market town. The property is offered to the market as a residential dwelling for the first time since around 1930 having been painstakingly restored with an astonishing level of attention to detail with a clear emphasis placed on the quality of the materials used whilst remaining sympathetic to the building's impressive heritage. The property was first built in 1816 by Thomas Jones Esq, a wealthy brewer and wine merchant who subsequently served 6 terms as mayor of Sudbury. This one-of-a-kind townhouse provides accommodation over three levels together with substantial cellarage.

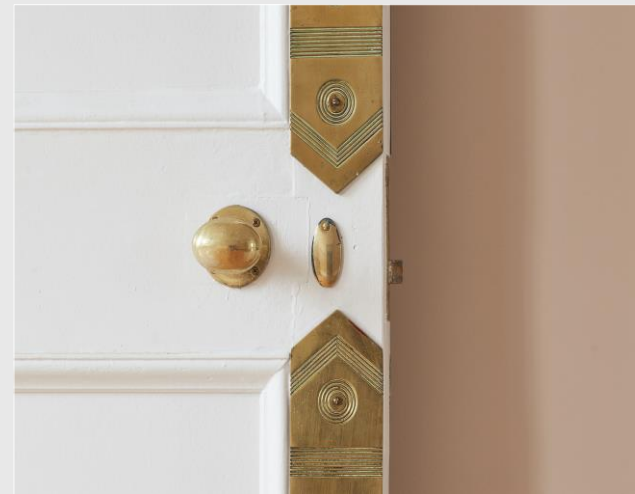
On the ground floor are two impressive interconnecting reception rooms with deep skirting, picture rails and ornate cornicing as well as sash windows providing ample natural light. A high-quality kitchen has been cleverly designed to maximise the space with a variety of high-quality integrated appliances and a central marble Quartz island. On the first and second floors are a total of six bedrooms and three bath/shower rooms. The cellar contains five main areas which offers the further potential for additional accommodation (subject to any necessary consents) or simply for use as excellent storage. Outside, the property benefits from a particularly rare commodity in this part of town, extensive off-road parking for numerous vehicles, as well as a cleverly designed landscaped private enclosed rear garden.

AGENT'S NOTES

The property is Grade II listed and dates back to approximately 1816.

WHAT3WORDS: stormed.finishers.veto

POSTCODE: CO10 2EB



THE HOUSE

PORTICO: With Doric pillars and a front door leading to:-

ENTRANCE HALL: 14'3" x 8'1" (4.35m x 2.47m) A particularly impressive space with deep skirting, 11ft high ceilings and impressive ornate cornicing decorated with a Tudor rose and a ceiling rose with chandelier. Double doors leading through to:-

INNER HALL: 20'7" x 8'2" (6.27m x 2.50m) Staircase with original polished mahogany handrail, door leading to the gardens, kitchen, dining room and cellar (see lower ground floor).

DRAWING ROOM: 20'1" x 15'3" (6.12m x 4.64m) A particularly impressive space with twin sash windows with original shutters overlooking the street scene and a beautiful polished marble fireplace with marble hearth. Exposed pine floor, cast iron school style radiators, egg and dart cornicing and a ceiling rose with chandelier. Deep skirting, picture rail throughout and double doors leading into:-

DINING ROOM: 13'7" x 11'3" (4.15m x 3.42m) A superb formal dining space conveniently located close to the kitchen and with a large sash window allowing for plenty of natural light. Original display shelving with storage cupboards below and a large drinks cupboard off.

KITCHEN: 15'0" x 11'9" (4.57m x 3.57m) Newly fitted to a high standard with porcelain tiled flooring, high ceilings and twin sash windows. A central island provides cleverly designed storage and a breakfast bar with marble effect Quartz worksurfaces and also housing a Bosch wine fridge. The kitchen contains a matching range of base and wall level duck egg blue shaker style units with marble effect Quartz worksurfaces incorporating a butler sink with a mixer tap above and a four-ring Bosch induction hob. Integrated appliances include a Bosch double oven, refrigerator and freezer, Bosch washing machine and dishwasher. Under cabinet lighting, ample plug sockets (some with USB charging points), cast iron radiator and with a useful pantry cupboard off.

First Floor

LANDING: With high ceilings and substantial coving and offering the space to be utilised as a study if desired. Original six-panel door leading to:-

BEDROOM 1: 24'1" x 13'7" (7.34m x 4.14m) A beautiful room bathed in natural light by three carefully restored sash windows with original shutters and cast iron radiators below. Deep skirting and with a beautiful view of the church. This room has the clear potential to be utilised as a further reception room if preferred. Door leading to:-

JACK AND JILL BATHROOM: 15'4" x 8'7" (4.67m x 2.62m) Finished to an exceptionally high standard with a luxurious free-standing 'Lusso' stone bath with contemporary 'Lusso' mixer tap and shower attachment over. Large walk-in shower with rainfall style showerhead and additional attachment below. Fitted WC and his-and-hers wash hand basins with a quartz worksurface and storage below, heated mirror and a heated towel rail.

BEDROOM 3: 15'4" x 11'1" (4.67m x 3.39m) A comfortable double bedroom with two attractive recessed arches.

BEDROOM 4: 11'8" x 11'1" (3.56m x 3.38m) A further double room with a sash window, fitted wardrobe with shelving and hanging rail off and with a door leading to:-

EN-SUITE: Containing a double-width shower with glass screen door, WC with tongue and groove panelling behind and a wash hand basin with storage below. Mirror with integrated lighting and storage.

Second Floor

With a spacious **LANDING** with doors leading to:-

BEDROOM 2: 15'5" x 14'1" (4.70m x 4.29m) An impressive room with a dual aspect outlook over the street scene below and view of the town church.

BEDROOM 5: 15'5" x 12'9" (4.70m x 3.88m) Well-proportioned with a dual aspect and a useful fitted storage cupboard.

BEDROOM 6: 15'5" x 8'7" (4.70m x 2.61m) With access to loft storage space.

BATHROOM: Containing a cast iron Victorian style free-standing bath with claw feet, WC, wash hand basin with storage below and a marble work surface and a substantial shower with traditional style fittings. Chrome heated towel rail.

Lower Ground Floor

CELLAR: Accessible from the inner hall, the cellar is an impressive space with exposed brick and stone flooring throughout and steps leading to an access onto the driveway. The cellar is divided into five spaces and provides plenty of room for wine storage, a hobbies room or studio and a variety of potential other uses. Also containing a state-of-the-art Bosch heating system, further details of which are available upon request.

OUTSIDE

To the side of the property is a private driveway which provides space to pull off of the highway and park in front of wooden double gates. The gates give way to a wider driveway providing **OFF-ROAD PARKING** for numerous vehicles. The rear garden has been landscaped to a high-standard with an area of lawn enclosed by well planted raised beds with oak sleepers. Adjacent to the property is a stone paved terrace with steps leading down to the driveway and providing external access to the cellar. High quality fencing has been installed to ensure a high degree of privacy.

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: Exempt - listed

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

COUNCIL TAX BAND: TBC

TENURE: Freehold

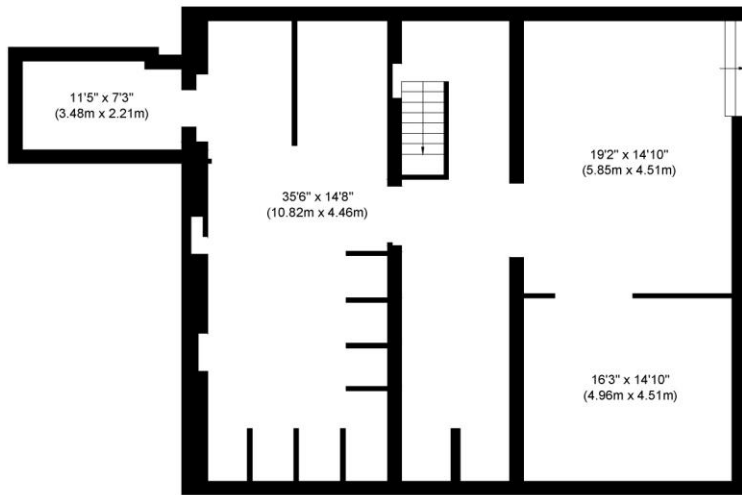
VIEWING: Strictly by prior appointment only through DAVID BURR Long Melford on 01787 883144.

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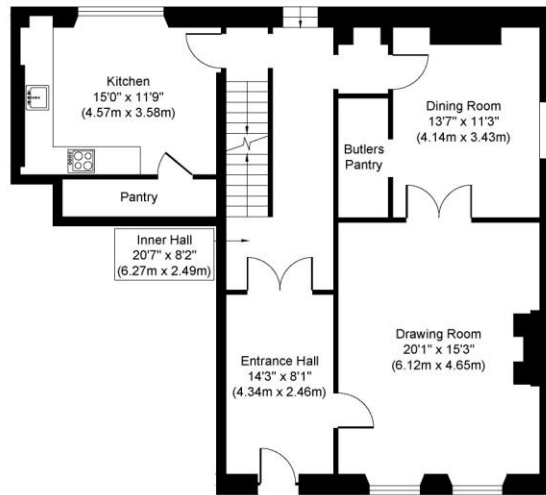




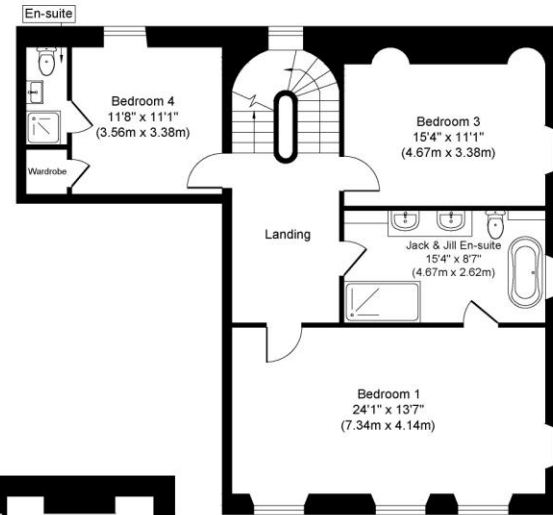




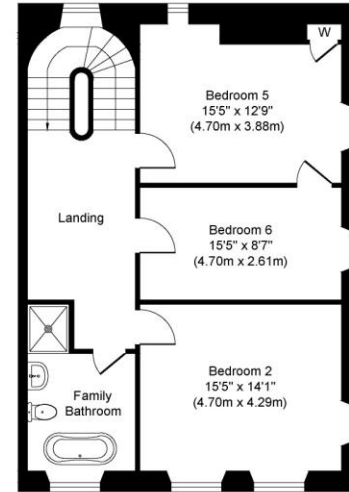
Cellar
 Approximate Floor Area
 1,320 sq. ft
 (122.63 sq. m)



Ground Floor
 Approximate Floor Area
 916 sq. ft
 (85.09 sq. m)



First Floor
 Approximate Floor Area
 882 sq. ft
 (81.94 sq. m)



Second Floor
 Approximate Floor Area
 732 sq. ft
 (68.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.







NO. 2
KING STREET



