



**21 Friars Street,  
Sudbury, Suffolk**

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# 21 FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AA

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.

This charming three-bedroom cottage was once popular tea rooms and has been transformed into a luxury residence offering spacious accommodation across two floors. Each of the bedrooms are of a generous size with useful storage in the cellar with a large kitchen/dining room found to the rear with French doors leading to a private garden terrace.

## A delightful three-bedroom cottage in the town centre with private garden terrace.

**SITTING ROOM: 16'2" x 12'3"** (4.93m x 3.73m) Large bay window to the front offers pretty street scene views with your attention immediately drawn to the open fireplace with oak bressumer beam and brick hearth. Opening leading to:-

**Inner Hall:** Large walk-in cupboard with wooden door leading to **CELLAR 14'0" x 11'0"** (4.27m x 3.35m) and door leading to:-

**KITCHEN/DINING ROOM: 14'0" x 10'11"** (4.27m x 3.33m) A wonderfully light room with glass casement doors leading to rear garden terrace with pretty views over the garden beyond. The kitchen has been fitted with a wide range of shaker style cupboards with a thick marble effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap, oven with ceramic hob and extractor above, space for washing machine and integrated fridge/freezer. In this room is a feature fireplace with brick surround, tile hearth and oak bressumer beam. A solid wooden door and steps down from the inner hallway brings you to this room which provides useful storage for the house.

### First Floor

**LANDING:** Large walk-in storage cupboard with foot ladder leading to loft and solid wooden doors leading to:-

**BEDROOM 1: 16'7" x 14'6"** (5.05m x 4.42m) Large sash window to the front offers pretty street scene views with secondary glazing. This is a particularly spacious room with a Victorian cast iron fireplace with brick surround and brick hearth.

**BEDROOM 2: 11'3" x 9'5"** (3.43m x 2.87m) A generous second bedroom with sash window to the front and secondary glazing.

**BEDROOM 3: 11'7" > 8'9" x 9'0"** (5.13m > 2.67m x 2.74m) This is a vaulted room with exposed timber rafters, large walk-in cupboard and feature mezzanine storage space.

**BATHROOM: 12'2" x 11'5"** (3.71m x 3.48m) A four-piece suite consisting of a large panel bath with Victorian style fittings and tile surround, close coupled WC, wash hand basin with vanity unit and splashback, double walk-in shower with overhead shower and handheld shower and attractive tile surround and large airing cupboard.

**CLOAKROOM:** Close coupled WC, wash hand basin with mixer tap and vanity unit.



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## Outside

To the immediate rear of the property, accessed from the kitchen/dining room, is a large sandstone paved terrace offering a great space for entertaining and enjoying the afternoon sun with side access gate leading to the front.

**SERVICES:** Main water and drainage. Main electricity. Electric heating.

**NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band TBC – 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:** TBC

**PRICE:** £1,300 per calendar month

**DEPOSIT:** £1,500

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

**WHAT3WORDS:** ///trickling.card.flock

**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.



