

oakheart

£350,000

Price Guide

Ballingdon Street, Sudbury

GUIDE PRICE **£350,000-£375,000** Beautifully maintained throughout, this stunning Grade II Listed cottage in the heart of Sudbury combines period character with modern style. Offering four bedrooms and a thoughtfully designed interior, it is the perfect blend of heritage and contemporary living.

The ground floor welcomes you into a charming lounge where a breathtaking inglenook fireplace creates a striking focal point and adds to the cottage's warm, inviting feel. Generous living spaces flow through to a fitted kitchen and dining area, blending modern comfort with timeless character. Original features have been carefully retained, bringing authenticity and charm to the home's stylish updates.

Upstairs, the property provides three well-proportioned bedrooms, each filled with natural light, alongside a modern appointed bathroom. A converted attic space further enhances the layout, offering flexibility as a master bedroom, home office, or creative retreat.

Outside, the garden offers a private haven with a mix of lawn and seating areas, perfect for summer dining or quiet relaxation. An outbuilding to the rear provides additional storage as well as access to an outdoor WC.

Set within walking distance of Sudbury's bustling town centre, the River Stour, and open meadows, the location is as appealing as the home itself. With

excellent local amenities and a rail connection to London, it offers both convenience and lifestyle in abundance.

This is a rare opportunity to purchase a beautifully finished period home, ready to move straight into and enjoy. Early viewing is highly recommended.



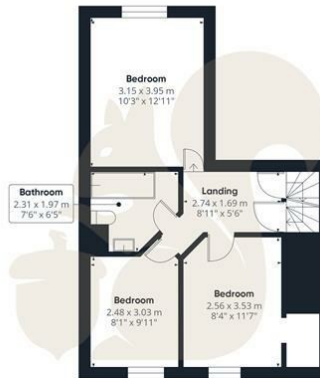




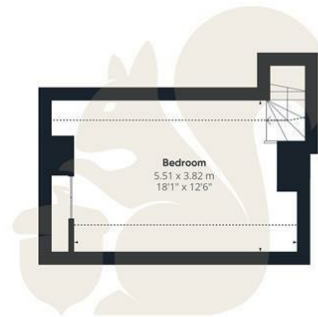




Ground Floor



Floor 1



Floor 2

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Approximate total area⁽¹⁾

108.2 m²

1164 ft²

Reduced headroom

6.4 m²

69 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury

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