

oakheart

£325,000

Price Guide

Ballingdon Street, Sudbury



£325,000 - £350,000 A charming and characterful Georgian cottage set in the historic suburb of Ballingdon, offering beautifully presented accommodation, exceptional period features, and easy access to Sudbury town centre, the water meadows and the station.

Located on the south side of the River Stour, Ballingdon retains an attractive village feel with a conservation area, listed buildings and a 13th-century bridge linking it to Sudbury. Once a separate village, it is now one of the town's most sought-after residential pockets.

This delightful period home is believed to date back to the Georgian era, and was once thought to be a public house, evidenced by its impressively large cellar. Since 2021 the current owners have enhanced the property with tasteful redecoration, external cladding, a new kitchen window, a new chevron wooden floor in the lounge, exposed brickwork, new carpets to the stairs and landing and refreshed décor throughout.

The spacious entrance hallway/boot room sets the tone, featuring exposed beams, a feature wall and ample room for furniture. The cosy

yet spacious lounge is full of charm with exposed beams, parquet flooring, an open fireplace with a wooden mantle and French doors leading to the rear garden. Flooded with natural light, it is a welcoming space all year round.

To the right of the hallway, the dining room is painted in traditional Suffolk Pink and features an understairs cupboard and a cottage-style staircase rising to the first floor. Adjacent sits the bright, well-appointed kitchen, equipped with off-white units, solid wood worktops, integrated appliances and a freestanding cooker with gas hob. An exposed brick wall adds character, while a stable door opens directly to the courtyard.











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.

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