



Friars Street, Sudbury CO10 2AG

welcome to

Friars Street, Sudbury

NO ONWARD CHAIN GARAGE & OFF ROAD PARKING* Set on the edge of the town centre giving easy access to everything Sudbury has to offer, this four bedroom end of terrace character home offers spacious living accommodation & is enhanced by a beautiful walled garden, garage & off road parking.



Friars Street.

This deceptively spacious Grade II listed home enjoys one of Sudbury's most favourable locations, a short walk from the town centre and the branch line train station as well as the famous Water Meadows and riverside walks. The Quay theatre, the Cricket club and Gainsborough House are all within 5 minutes' walk. Believed to originally date back to the late 16th century, this and the adjoining property would have once been a magnificent high status home, with the properties then separated and refronted in the early 19th century as clearly evidenced by their lovely Georgian frontages.

This beautiful home offers all the character one would expect of a property of this age and style but importantly also great off-road parking and a garage, a rare combination for properties in this favoured location. The home itself offers extremely spacious and flexible accommodation, offering a superb opportunity for a new owner to update it to their own taste. The house includes three reception rooms, four bedrooms and a cellar and is further enhanced by a beautiful walled garden.

Entrance Porch

Door to front aspect and door leading to:-

Entrance Hall

Window to side aspect. Door leading to cellar, stairs rising to first floor. Storage cupboard, radiator.

Sitting Room

13' 3" x 11' 10" (4.04m x 3.61m)

Sash window to front aspect with secondary glazing. Open fireplace with surround. Radiator.

Living Room

19' 2" x 12' 6" (5.84m x 3.81m)

Sash window to front aspect with secondary glazing. Radiator.

Dining Room

15' 2" x 11' 8" (4.62m x 3.56m)

French doors leading to walled garden. Blocked fire place. Radiator.



view this property online williamhbrown.co.uk/Property/SUD109730



Kitchen

13' x 11' 11" (3.96m x 3.63m)

Sash window to rear aspect with secondary glazing. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Integral double oven and hob with extractor over. Space for appliances. Door leading to:-

Inner Hall

Door leading to garden and door to:-

Cloakroom

Window to side aspect. Suite comprising low level WC and vanity wash hand basin. Plumbing for washing machine. Radiator.

Cellar

13' 7" x 12' 1" (4.14m x 3.68m)

Power and light connected. Coal chute with glazing.

Galleried Landing

Sash window to side aspect with secondary glazing. Access to loft. Doors leading to all bedrooms and bathroom. Radiator.

Bedroom One

14' 10" x 11' 2" max (4.52m x 3.40m max)

Sash window to rear aspect with secondary glazing. Built in wardrobes. Radiator.

Bedroom Two

15' 4" x 12' 1" (4.67m x 3.68m)

Sash window to front aspect with secondary glazing. Built in wardrobes. Radiator.

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m)

Sash window to rear aspect with secondary glazing. Radiator.

Bedroom Four

9' 4" x 8' 4" (2.84m x 2.54m)

Accessed by steps. Velux window.

Bathroom

Two sash windows to side aspect. Suite comprising low level WC, wash hand basin and large shower cubicle. Cupboard housing central heating boiler and hot water tank. Radiator.

Front Garden

The graveled area provides additional parking for two vehicles.

Rear Garden

The rear garden has areas of patio and lawn with mature beds. Side gate access and door leading to garage. Shed to remain.

Garage

18' 2" x 9' 6" (5.54m x 2.90m)

Up and over doors. Parking in front.

Agent Note

In common with properties of this nature, elements of flying freehold are shared between this and the adjoining property.

welcome to

Friars Street, Sudbury

- Grade two listed
- Four bedroom end of terrace home
- Three spacious reception rooms
- Beautiful walled garden
- Off road parking and garage

Tenure: Freehold EPC Rating: Exempt

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109730



Property Ref:
SUD109730 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk