



Ballingdon Street, Sudbury CO10 2DA

welcome to

Ballington Street, Sudbury

*NO ONWARD CHAIN * OFF ROAD PARKING* Set in the heart of Old Sudbury is this beautiful character home that offers spacious and flexible accommodation throughout including a large lounge and kitchen/diner and is enhanced with a private garden and parking to the rear.



Entrance Hall

13' 10" max x 12' (4.22m max x 3.66m)
Door and sash window to front aspect. Radiator.
Door leading to inner hall and:-

Sitting Room

11' 8" x 10' 4" (3.56m x 3.15m)
Sash window to front aspect. Radiator. Opening onto:-

Living Room

14' 5" x 11' 8" (4.39m x 3.56m)
Sash window to side aspect. Stairs rising to first floor. Door leading to inner hall and:-

Kitchen / Diner

21' 6" x 10' 7" (6.55m x 3.23m)
Windows to rear and side aspects and french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Space for range cooker and American fridge/freezer. Built in pantry style cupboard, two radiators.

Inner Hall

Utility area. Radiator. Door leading to conservatory and:-

Cloakroom

Window to rear aspect. Suite comprising low level WC and wash hand basin.

Lobby

8' 6" x 5' 6" (2.59m x 1.68m)
Glazed windows to three aspects. Door leading to garden.

Landing

Doors leading to bedrooms and bathroom.

Bedroom One

21' 2" max x 10' 10" (6.45m max x 3.30m)
Windows to side and rear aspects. Exposed timbers, airing cupboard and boiler cupboard. Access to loft.

Large Walk In Wardrobe

8' 9" x 6' 2" (2.67m x 1.88m)
Currently used as a study.

Dressing Room

10' 7" x 8' 7" (3.23m x 2.62m)
Sash window to side aspect. Built in wardrobes, radiator.

Bedroom Two

14' 6" x 12' 11" max (4.42m x 3.94m max)
Sash window to front aspect. Built in wardrobes.

Bedroom Three

12' 7" x 10' 2" (3.84m x 3.10m)
Sash window to front aspect. Built in wardrobes.

Bathroom

Three windows to rear aspect. Suite comprising low level WC, two wash hand basins and bath with mixer tap and shower over. Two radiators.

Rear Garden

The rear garden has two main seating areas with a winding path up the garden. There are also a number of mature trees and shrubs. Rear gate access leading to the parking area.

Agent's Note

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



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Ballington Street, Sudbury

- Three/Four bedrooms
- Beautiful Grade II listed home
- No onward chain
- Off road parking
- Private rear garden

Tenure: Freehold EPC Rating: Exempt

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110287 - 0006

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