



Friars Street, Sudbury CO10 2AJ

welcome to

Friars Street, Sudbury

A beautiful detached home occupying a prominent position within the heart of Sudbury and giving easy access to everything the area has to offer, the property benefits from extremely well presented and spacious accommodation throughout, a private rear garden and off road parking.



Entrance Hall

Double entrance doors. Sash windows to front and rear. Radiator.

Cloakroom

Sash window to side with shutters. Radiator. Low level WC. Hand wash basin.

Open Plan Kitchen / Diner

16' 1" narrowing to 11' 7" x 12' 4" (4.90m narrowing to 3.53m x 3.76m)

Range of bespoke matching base and wall mounted units with Quartz work surface over incorporating a sink with hot and cold mixer taps, further wooden work tops and matching Island with units. Space and plumbing for appliances. Feature fire place. Doors to lounge, study and garden room. Door to cellar, Bi-folding doors to garden.

Lounge

15' 10" x 11' 4" (4.83m x 3.45m)

Two sash windows to front with shutters. Feature fireplace. Two radiators.

Study

11' 9" x 11' 8" (3.58m x 3.56m)

Sash window to front and side with shutters. Radiator.

Garden Room

17' 2" x 15' 5" (5.23m x 4.70m)

Four Velux windows. Large sliding glazed doors to garden. Door to side alley with gates to front of property.

Cellar

14' 9" x 11' 10" (4.50m x 3.61m)

Stainless steel sink drainer. Plumbing and space for washing machine. Water softener. glazed coal shoot. Radiator.

Galleried Landing

Sash window to front with shutter. Window to side. Loft access with ladder. Study area.

Bedroom One

15' 2" x 11' 10" (4.62m x 3.61m)

Window to side. Sash window to rear with shutter. Feature fireplace. Radiator.

En-Suite

Sash window to rear with shutter. Walk in shower cubicle. Wall mounted hand wash basin. Radiator.

Bedroom Two

14' 11" x 11' 9" (4.55m x 3.58m)

Sash window to front with shutter. Feature fire place. Radiator.

Bedroom Three

11' 8" x 11' 10" (3.56m x 3.61m)

Sash window to front with shutter. Feature fire place. Radiator.

Bathroom

Sash window to rear with shutter. Shower cubicle. Wall mounted hand wash basin. Bath with hot and cold mixer taps. Airing cupboard. Storage cupboard.

Front Garden

Double gates leading to the parking area and car port. Path leads to entrance door with mature flower and shrub beds.

Rear Garden

Private patio seating area and then mainly laid to lawn. A number of mature and well stocked beds.



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welcome to

Friars Street, Sudbury

- Three double bedrooms
- Off road and car port parking
- Large private rear garden
- Stunning kitchen/diner
- Spacious reception rooms

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110419 - 0003

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