



Blackfriars, Sudbury CO10 2AQ

welcome to

Blackfriars, Sudbury

Set in a popular part of Sudbury giving easy access to the town centre, railway station and water meadows is this spacious three bedroom home with a large lounge and kitchen/diner. The property is enhanced with a private garden with church views.



Entrance Hall

Double glazed door to front aspect. Storage cupboard, stairs rising to first floor. Door leading to:-

Lounge

14' 6" x 13' 4" (4.42m x 4.06m)

Double glazed window to front aspect. Radiator.

Door leading to:-

Kitchen / Diner

16' 8" x 8' 10" (5.08m x 2.69m)

Double glazed window to rear aspect and double glazed door 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. Double integral oven with hob and hood over. Integral fridge/freezer. Understairs cupboard. Radiator.

Landing

Access to loft. Airing cupboard, radiator.

Bedroom One

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed window to front aspect. Radiator.

Bedroom Two

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

8' 3" max x 6' 9" (2.51m max x 2.06m)

Double glazed window to front aspect. Built in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

Front Garden

The front garden is laid to patio.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to lawn. Rear gate access. Shed to remain.



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- Three bedrooms
- Easy access to the town centre
- Spacious lounge
- Kitchen/diner
- Private garden with views over All Saints Church

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110889 - 0003

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