

**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**

 $8^{\circ}$  3" max x  $6^{\circ}$  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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# **Blackfriars, Sudbury**

- 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







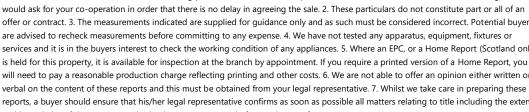


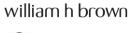
Please note the marker reflects the postcode not the actual property

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