



**Gainsborough Street, Sudbury, CO10 2EU**

**welcome to**

## **Gainsborough Street, Sudbury**

A beautiful three double bedroom Grade II listed home likely constructed in the early to mid 19th Century. This spacious home offers many beautiful features including high ceilings and sash windows and is enhanced with a first floor bathroom, ground floor W.C and cellar and walled garden.



## **Entrance Hall**

A fine six panelled timber front door with semi-circular fan light above and a modern six panelled door with inset semi-circular fan light to the rear opening straight on to the garden. Archway half way along with stairs to the first floor and doors to all ground floor rooms and cellar.

## **Lounge**

14' 9" x 11' 6" ( 4.50m x 3.51m )

Sash window to the Front, High Ceilings, Feature fireplace with arched recesses on either side with low level cupboards. Radiator.

## **Dining Room**

11' 10" x 9' 6" ( 3.61m x 2.90m )

Sash window to the front, High Ceilings, Large walk in understairs cupboard. Radiator.

## **Kitchen**

11' 2" x 11' 2" ( 3.40m x 3.40m )

Full height box bay to the rear with windows to side and rear and double glazed French doors to the garden, Stainless steel sink and drainer unit set into wooden worktops with a range of matching units, integrated oven with inset hob, space for further appliances. Radiator.

## **Cloakroom**

Window to rear, Heated towel rail, Wash hand basin and W.C.

## **Cellar**

12' 2" x 11' 2" ( 3.71m x 3.40m )

A very original cellar with brick steps leading down, coal chute to the front, good ceiling height, brick block floor. Ideal for tanking and conversion

## **Bedroom**

Sash to front, feature fire place, built in wardrobe. Radiator.

## **Bedroom**

12' 10" x 11' 10" ( 3.91m x 3.61m )

Two sash windows to front. Radiator.

## **Bedroom**

11' 2" x 8' 10" ( 3.40m x 2.69m )

Sash to rear, built in wardrobe. Radiator.

## **Bathroom**

8' 10" x 8' 2" ( 2.69m x 2.49m )

Sash window to rear, Bath with mixer tap and shower attachment, Wash hand basin, W.C, Heated towel rail.

## **Walled Garden**

Seating area with remainder mainly to lawn with a winding path running down the garden and beds to boarder.

## **Studio / Out Building**

A Victorian brick built building with a pitched clay pantile roof in need of some repair but great potential for conversion to a lovely summerhouse / studio etc.



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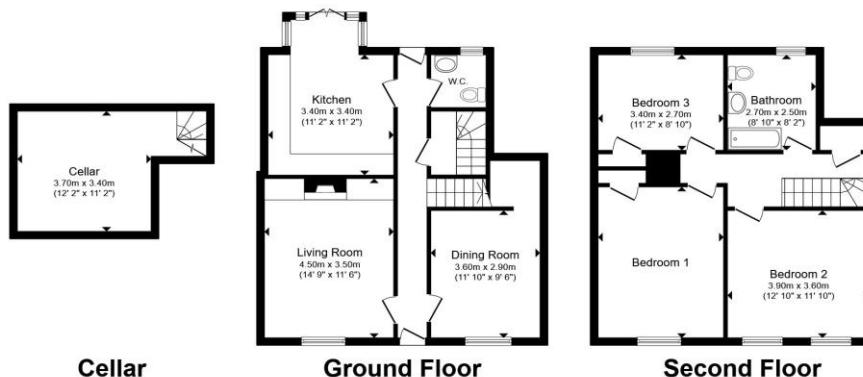
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## Gainsborough Street, Sudbury

- No onward chain
- Three double bedrooms
- Grade II listed town centre property
- Two spacious reception rooms
- Large walled garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D



# £395,000

Total floor area 127.0 m<sup>2</sup> (1,367 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Please note the marker reflects the postcode not the actual property



Property Ref:  
SUD111141 - 0004

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