



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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welcome to

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

guide price

£390,000



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Please note the marker reflects the postcode not the actual property



Property Ref:

SUD111141 - 0005

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