



**Wellesley House, 96 East Street,
Sudbury, Suffolk**

**DAVID
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WELLESLEY HOUSE, 96 EAST STREET, SUDBURY, SUFFOLK, CO10 2TP

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A spacious seven-bedroom detached town house with diverse living, ample parking and garden. The property is ideally located for town amenities with scope for development to six apartments or potential HMO.

A spacious seven-bedroom detached house with garden and parking.

ENTRANCE HALL: An inviting space with generous ceiling height and Georgian style open staircase leading to first floor with solid wooden doors leading to:-

DRAWING ROOM: A generous first reception room with soft red brick open fireplace with alcoves to either side offering space for sitting room furniture.

DINING ROOM: A rather elegant room with large sash window to the front.

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of traditional matching cupboards with a thick stone effect worktop and matching island unit with breakfast bar seating. Integrated appliances include a one-and-a-half composite sink with drainer unit and mixer tap, full-height fridge and freezer, dishwasher with space for a large Range cooker with seating area beyond this and French doors leading to a raised terrace seating area with pergola and climbers.

STUDY/OFFICE: A double aspect room that has previously been utilised as a kitchen/breakfast room with a range of fitted units with a wood effect worktop, one-and-a-half sink with drainer unit and mixer tap and further eye-level storage and door leading to:-

BEDROOM/SITTING ROOM: A generous size room with neighbouring shower room with pretty views over the rear garden.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, heated towel rail and walk-in wet room style shower with overhead shower and fully tiled surround.

SECONDARY KITCHEN/UTILITY: Accessed off the rear hall, this room is fitted with a wide range of storage cupboards with a stone effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap with space for washing machine, tumble dryer, dishwasher and American style fridge/freezer.

Rear Hall: Door leading to rear garden with access door to the cellar.

CELLAR: The cellar offers an incredible amount of useful storage space with a central hall with four rooms leading off of it, the largest of which could be utilised as a cinema room or home gym with generous ceiling height with ample storage found to two of the rooms with the fourth being a cloakroom with his-and-hers pedestal wash hand basin whilst also housing the boiler.

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First Floor

LANDING: Sash window overlooking the rear garden with solid wooden doors leading to:-

BEDROOM 1: Double-glazed sash window to the front.

BEDROOM 2: Double-glazed sash window overlooking the rear garden and with useful storage cupboard.

BEDROOM 3: Double-glazed sash window offering views over the rear garden.

BEDROOM 4: Double bedroom with double-glazed sash window to front.

BEDROOM 5: Double bedroom with double -glazed sash window to front.

BEDROOM 6: Double bedroom with double-glazed window to front.

BEDROOM 7: Double bedroom with double-glazed window offering views to the rear.

FAMILY BATHROOM: A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap, large panel bath with overhead shower and shower screen with attractive tile surround and heated towel rail.

SHOWER ROOM: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit and large walk-in shower with overhead shower screen and attractive tile surround.

Outside

To the rear you will find a large drive providing ample **OFF-ROAD PARKING** with a raised terrace off the kitchen/breakfast room and further lawn area with raised border surround.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: F.

TENURE: Freehold.

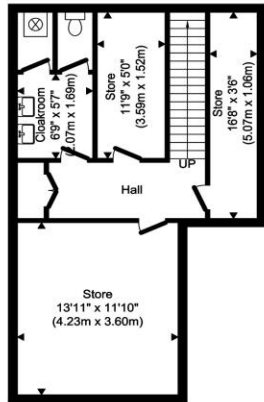
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: noun.paddlers.coaching

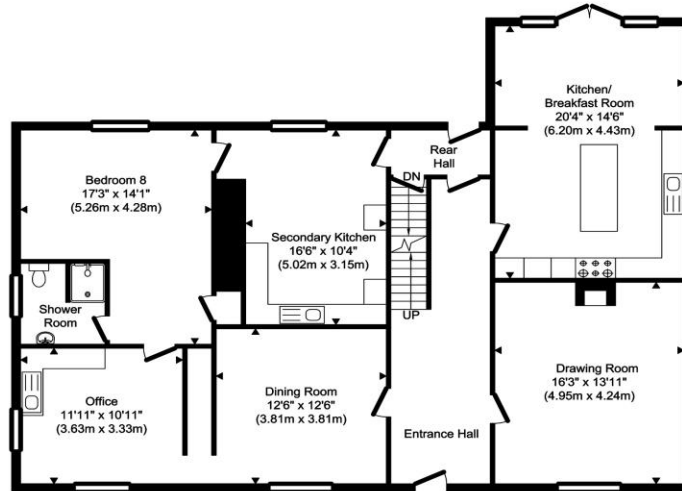
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

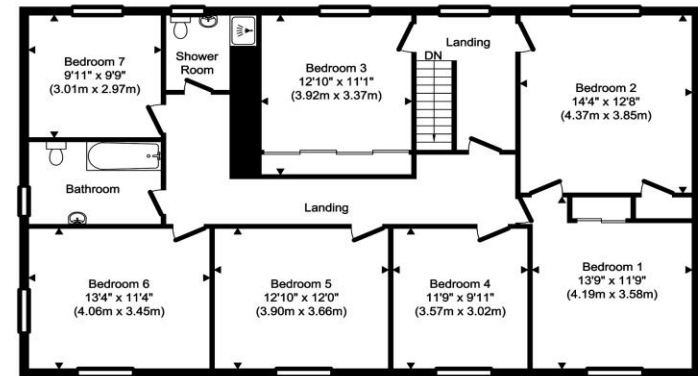
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Basement
Approximate Floor Area
460.80 sq. ft.
(42.81 sq. m)



Ground Floor
Approximate Floor Area
1506.73 sq. ft.
(139.98 sq. m)



First Floor
Approximate Floor Area
1389.94 sq. ft.
(129.13 sq. m)

TOTAL APPROX. FLOOR AREA 3357.47 SQ.FT. (311.92 SQ.M.)

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