



21B Friars Street,  
Sudbury, Suffolk

DAVID  
BURR

# 21B FRIARS STREET, SUDBURY, SUFFOLK, CO10 2AA

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 charming one-bedroom ground floor maisonette converted from a very successful tea room with private rear garden and vaulted master bedroom with dressing room and en-suite. **NO ONWARD CHAIN.**

## A one-bedroom ground floor maisonette with private garden.

**DINING HALL: 11'3" x 9'9"** (3.43m x 2.97m) A wood and glass panel door leads you to this room with large casement windows offering street scene views to the front with space for a large dining table and chairs with opening to:-

**SITTING ROOM: 11'10" x 8'4"** (3.61m x 2.54m) A generous second reception room with double doored storage cupboard and opening to:-

**Inner Hall:** Solid wooden door leading to:-

**KITCHEN: 11'8" x 7'7"** (3.56m x 2.31m) Fitted with a wide range of matching shaker style cupboards with a thick stone effect worktop, integrated one-and-a-half sink with drainer unit and mixer tap, oven with ceramic hob and extractor above with space for a fridge/freezer and washing machine. Exposed timbers and pretty views over the rear garden. Opening to:-

**STUDY/DRESSING ROOM: 6'10" x 6'6"** (2.08m x 1.98m) A part-vaulted room with views over the rear garden and further Velux window. This room could have a variety of uses such as a dressing room abutting the master bedroom. Door leading to:-

**MASTER BEDROOM: 17'8" x 11'5"** (5.38m x 3.48m) A part-vaulted room with exposed timbers and original fireplace with casement window overlooking the rear garden and door leading to:-

**EN-SUITE SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit and low level

walk-in shower with overhead shower, handheld shower and attractive tiled surround and airing cupboard.

**Rear Hall:** Accessed off the sitting room, this room acts like a boot room with space for shoes and coats, glass panel door leading to rear garden and door leading to:-

**CLOAKROOM:** Close coupled WC, wash hand basin with mixer tap and vanity unit.

### Outside

To the immediate rear of the property is a private part-walled rear garden accessed off both the rear hall and master bedroom. This is a great private space and a real suntrap and has been landscaped for low maintenance being predominantly shingle with space for a range of potted plants.

**SERVICES:** Main water and drainage. Main electricity connected. Electric heating. **NOTE:** None of the services have been tested by the agent.

### AGENT'S NOTES

The property is Grade II listed and sits within a conservation area.

**EPC RATING:** Exempt – listed.

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

**Council Tax Band:** B.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Timber.

**WHAT 3 WORDS:** fault.threaten.impeached

**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.



