



PRICE £395,000 OIRO

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Garden Place  
Cross Street  
Sudbury  
CO10 2DR

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EPC Rating 'C'

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Council Tax Band C

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- PERIOD COTTAGE
  - TWO BEDROOMS
  - FAMILY BATHROOM
  - TWO RECEPTION ROOMS
  - MODERN KITCHEN
  - GAS HEATING
  - STUNNING VIEWS OVER THE VALLEY
  - WALKING DISTANCE OF LOCAL SHOPS
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#### ENTRANCE HALL

Half glazed door to side elevation, porthole window to side aspect, radiator, return staircase to first floor, doors giving access to:

#### CLOAKROOM

5' 4" x 3' 6" (1.63m x 1.07m)

Window to front elevation, low level WC., wash hand basin, radiator,

#### LIVING ROOM

13' 10" x 11' 8" (4.22m x 3.56m)

Benefitting from an open fireplace, exposed tie beam to ceiling, fitted shelving, radiator, step down to conservatory.

#### DINING ROOM

11' 6" x 9' 8" (3.51m x 2.95m)

Window to front elevation, radiator, tie beam to ceiling, fireplace, doors to entrance hall and conservatory.

#### STUDY

A small room off the living room but ideal for a study and benefiting from arched window to rear elevation and further window to front, radiator, fitted shelving and power and light connected.

#### KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m)

Shaker style kitchen benefitting from dark wood effect worktops with inset stainless steel sink with matching drainer and mixer tap over, inset gas hob with extractor hood over and electric oven under, space for dishwasher and washing machine, good range of matching floor and wall mounted cupboards, French windows to rear garden, window to side aspect, half glazed door to front garden, wall mounted gas fired boiler, radiator, access to roof space

#### CONSERVATORY

22' 2" x 9' 0" (6.76m x 2.74m)

Benefitting from stunning views over the River Stour and Sudbury's water meadows with French windows onto the garden, step up to the sitting room and French windows back to Dining Room, two radiators, glazing to three elevations with fitted blinds.

#### LANDING

Airing cupboard off with radiator and fitted shelving, access to roof space, window to side aspect doors giving access to:

#### BEDROOM 1

13' 2" x 11' 8" (4.01m x 3.56m)

Window to rear elevation, with views over the water meadows, radiator.

#### BEDROOM 2

11' 6" x 9' 10" (3.51m x 3m)

Window to front elevation benefitting from views over the water meadows, radiator.

#### BATHROOM

7' 8" x 5' 8" (2.34m x 1.73m)

White suite benefitting from a separate shower cubicle, panelled bath, pedestal wash hand basin, low level WC., window to front elevation, radiator, extractor fan.

#### GARDEN

The cottage is located down a pathway off the main road giving access to the front garden which benefits from a skirting pathway, lawn and flower border with good sized garden shed in turn leading to the rear garden with patio area, lawn with flower borders and an open fence forming the rear boundary and river beyond.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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### Opening Hours

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