



Kings Mews
Black Boy Yard | Sudbury | CO10 2EF

OVERVIEW

Located in the vibrant town of Sudbury, Suffolk, is a beautifully presented Grade II listed 3 bedroom maisonette full of character and charm.

Set across two floors, the property features exposed beams, a cast iron fireplace, shaker-style kitchen cabinetry, and elegant bathrooms with a freestanding roll-top bath and Victorian-style fittings.

Conveniently positioned close to local shops, amenities, and transport links, this unique home offers a perfect blend of period elegance and modern living with no onward chain.









STEP INSIDE

Kings Mews

As you step inside, you're greeted by a spacious sitting room measuring 11'11" x 20'6" (3.65 x 6.25 m), where exposed timber beams and a cast iron fireplace immediately evoke the property's historic elegance. Adjacent to the sitting room is a study area of 6'3" x 15'9" (1.93 x 4.79 m), ideal for quiet reflection or working from home.

The kitchen, located at the rear of the ground floor, features shaker-style cabinetry, white-washed wooden flooring, and exposed ceiling beams, creating a bright and welcoming space measuring 9'5" x 14'2" (2.88 x 4.32 m).

A well-proportioned bedroom on this level measures 9'1" x 16'9" (2.78 x 5.11 m), offering ample space for furnishings and natural light, enhanced by original beams that add warmth and texture. The shower room, measuring 5'6" x 11'4" (1.68 x 3.47 m), continues the period theme with traditional fittings, tasteful finishes, and exposed beams that tie the space into the home's overall aesthetic.

Upstairs, the first floor reveals a generously sized bedroom stretching 8'8" x 32'1" (2.66 x 9.78 m), perfect for a luxurious master suite or versatile living space. The bathroom is a true showpiece, featuring a freestanding roll-top bath, a Victorian-style sink, and exposed beams that beautifully complement the home's heritage.



STEP OUTSIDE

Kings Mews

The property also enjoys the benefit of gated parking, providing both enhanced security and everyday convenience.

This charming maisonette offers a harmonious blend of architectural beauty and modern convenience that celebrate its historic roots while creating a warm and inviting atmosphere.

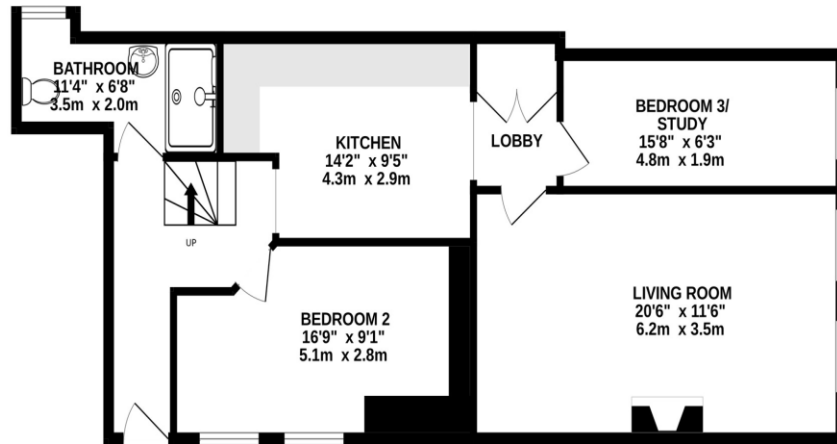
THE LOCATION

Sudbury offers a vibrant shopping scene with a mix of independent stores and lively Thursday and Saturday markets packed with fresh produce and artisan goods. Food lovers will enjoy a wide range of dining options-from cosy pubs to global cuisine, often made with local ingredients.

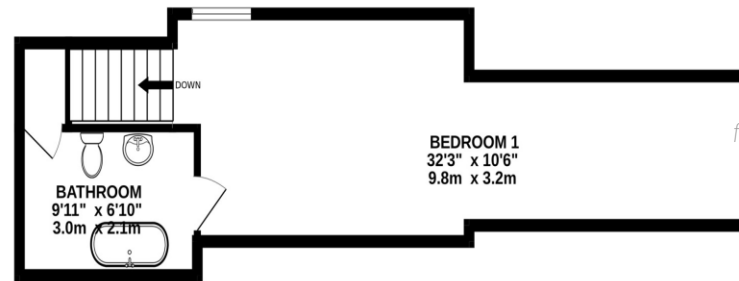
Culture thrives here, with highlights like Gainsborough's House, St. Peter's Church, and live shows at the Quay Theatre. Nature enthusiasts can explore scenic walks along the River Stour or unwind in the town's green spaces.

Families benefit from excellent schools and accessible healthcare, while commuters enjoy direct train links to London and nearby towns. Just a short drive away are gems like Long Melford, Bury St. Edmunds, Colchester, and Ipswich-each offering unique history, shopping, and attractions.

FIRST FLOOR
745 sq.ft. (69.2 sq.m.) approx.



2ND FLOOR
376 sq.ft. (35.0 sq.m.) approx.



RICHARD SEELEY
SALES MANAGER

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TOTAL FLOOR AREA : 1313sq.ft. (122.0 sq.m.) approx.

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