



**Church Street, Sudbury CO10 2BL**



**welcome to**

**Church Street, Sudbury**

Set in the heart of Sudbury is this beautifully presented two bedroom cottage, brimming with character throughout, and benefitting from two spacious reception rooms, recently fitted kitchen and first floor bathroom. The property is further enhanced with a beautiful garden with an amazing studio.



### **Entrance Hall**

Door to front aspect. Understairs cupboard. Stairs rising to first floor. Radiator.

### **Lounge**

Sash window to front aspect with fitted shutters. Fireplace. Radiator.

### **Kitchen**

Door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into work top. Integral oven with hob and hood over. Apace for appliances. Radiator. Door leading to:-

### **Dining Room**

Large window to rear aspect. Fireplace. Radiator.

### **Galleried Landing**

Sash window to front aspect with fitted shutters. Access to loft.

### **Bedroom One**

Sash window to front aspect with fitted shutters and views over All Saints Church. Feature fireplace. Radiator.

### **Bedroom Two**

Window to rear aspect. Ranged of fitted furniture. Cupboard housing central heating boiler. Radiator.

### **Bathroom**

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

### **Rear Garden**

The rear garden commences with a patio seating area. The remainder is predominantly laid to shingle with well stocked beds. Large studio to rear of the garden.

### **Studio**

Bi-fold door with views over the garden. Power and light connected.



***view this property online*** [williamhbrown.co.uk/Property/SUD111296](http://williamhbrown.co.uk/Property/SUD111296)



welcome to

## Church Street, Sudbury

- Views over All Saints Church
- Two bedrooms
- Beautiful garden
- Amazing studio / home office
- First floor bathroom

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

offers in excess of

**£325,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williambrown.co.uk/Property/SUD111296](https://www.williambrown.co.uk/Property/SUD111296)



Property Ref:  
SUD111296 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williambrown.co.uk](mailto:Sudbury@williambrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williambrown.co.uk](https://www.williambrown.co.uk)