






Frogs Hall Road, Sudbury, Suffolk  
£450,000

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Grace Estate Agents are delighted to present this charming and deceptively spacious three-bedroom character property, peacefully tucked away in the highly sought-after village of Lavenham, including an extensive garden in excess of 300ft!

Brimming with period charm and warmth, this attractive terraced home offers well-proportioned and versatile accommodation throughout, making it ideal for families, first-time buyers or those seeking a quintessential village lifestyle.

Upon entering the property, you are welcomed into a cosy and inviting Lounge, complete with character features that enhance the home's charm. A second, separate Dining Room provides an excellent space for entertaining guests or offering flexibility to suit a variety of living arrangements.

The spacious Kitchen is thoughtfully laid out, providing ample worktop and storage space, and comes fitted with an integrated oven and hob. Its practical design makes it both functional and sociable, with potential for further personalisation if desired.

Upstairs, the property boasts three well-sized bedrooms, each offering comfortable accommodation with plenty of natural light. These rooms can easily be adapted to suit individual needs, whether as bedrooms, a home office, or hobby space. The ground floor Bathroom is conveniently positioned and well-appointed.

Externally, the property benefits from a rear garden with shared access, along with shared use of the driveway to the rear — offering added practicality while maintaining the peaceful setting. The home further benefits from double glazing throughout and oil-fired central heating.

Situated within walking distance of the picturesque heart of Lavenham, renowned for its historic architecture, independent shops, and village amenities, this delightful property offers the perfect blend of character, space, and village charm.



- Lavenham Village
- Rear Garden in Excess of 300 ft
- Idyllic Location
- Ample Off Road Parking to Rear
- Working Open Fire
- Double Glazed windows
- Local Walking paths nearby
- Character Property
- 3 Bedrooms
- Garage to Rear



### Front Garden

Steps leading up from road level, split level flower beds, mainly laid to lawn with hedge boarders, pathway leading to front door

### Living Room

11'11" x 13'10" (3.64 x 4.23)

Double glazed window to front aspect, radiator, laminate flooring, pendant ceiling light, wall lights, working fire place with slate surround and oak mantle

### Dining Room

11'4" x 17'1" (3.38 x 5.23)

Laminate flooring, feature fireplace (blocked), radiator, thermostat, pendant ceiling light

### Kitchen

13'7" x 12'7" (4.15 x 3.85)

Tiled flooring, Integrated double oven, electric hob with hood over, range of shaker style eye level and base units, space for dishwasher and washing machine, tiled splashback, boiler (serviced yearly), ceiling tube light, skylight, pantry cupboard, double glazed window to rear, door to rear

### Family Bathroom

5'3" x 7'6" (1.62 x 2.3)

Floor tiles, part tiled wall, fully tiled around bath, extractor fan, low level wc, hand wash basin, bath with shower over, towel radiator, obscured window to rear,

### Bedroom One

11'7" x 11'0" (3.55 x 3.37)

carpet, built in wardrobes, double glazed widow to front aspect, feature fireplace, wooden slat blinds, radiator

### En - suite

2'11" x 5'5" (0.9 x 1.66)

Low level wc, hand wash basin, carpet, shelves, wooden slat blinds

### Bedroom Two

10'9" x 9'6" (3.3 x 2.91)

cupboard, built in wardrobes, wall light, double glazed window to rear, radiator

### Bedroom Three

8'11" x 8'2" (2.72 x 2.50)

Carpet, double glazed window to rear, radiator

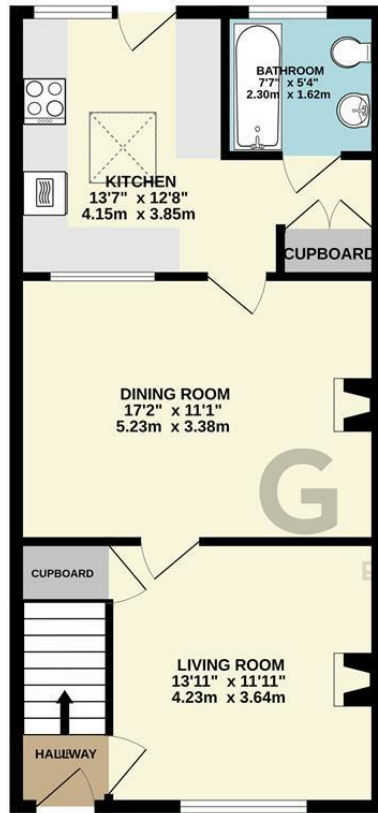
### Rear Garden



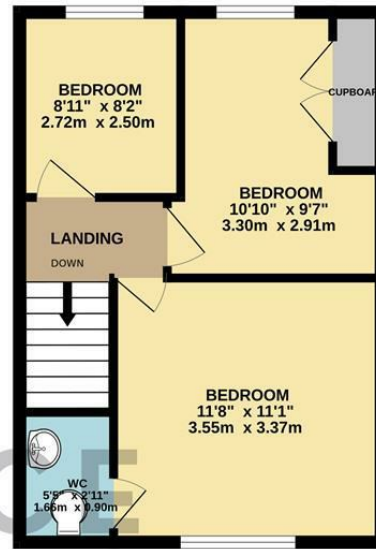
Steps up to patio area immediately outside of door, laid mainly to lawn, various trees and shrubs throughout garden, pond, summerhouse with electric connected, fruit cage, sheds, firepit, access to garage in driveway at rear.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

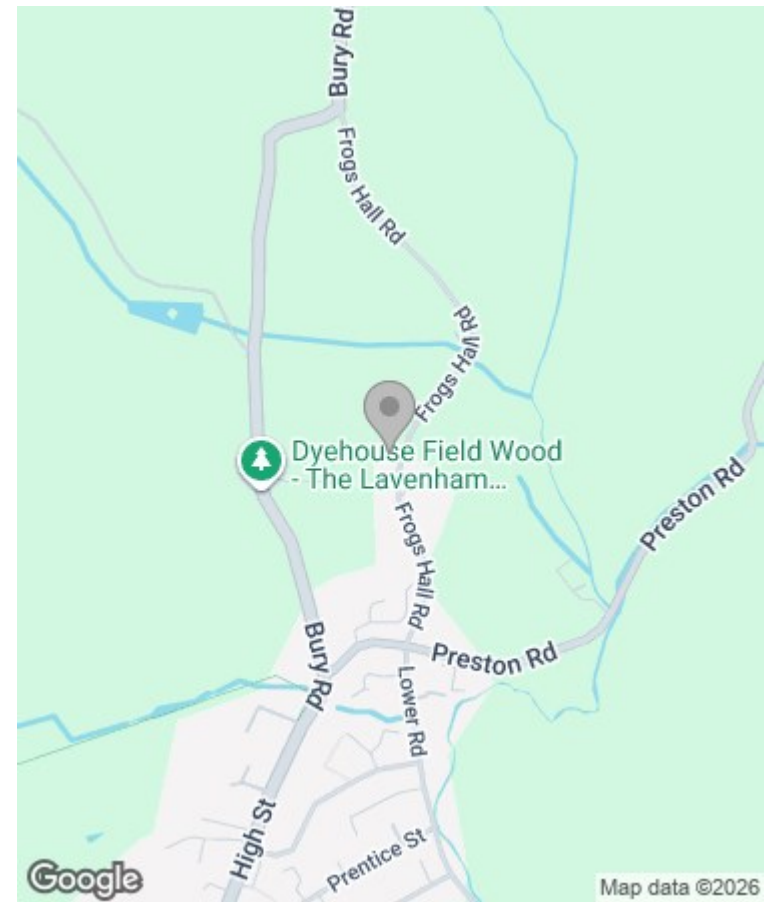


1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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