



**East Street, Sudbury CO10 2TP**



**welcome to**

**East Street, Sudbury**

Set in the heart of Sudbury is this spacious detached home. The property has gone through a series of updating and remodelling by the current vendor, providing extremely flexible accommodation and benefitting from a large garden with vehicle access, as well as cellar and annex potential.



### Entrance Hall

Front door leads into striking entrance hall with sweeping staircase to the first floor and radiator.

### Lounge

16' 3" x 13' 11" ( 4.95m x 4.24m )

Spacious lounge large double glazed sash window to front aspect. Brick fireplace with tiled hearth. Radiator.

### Dining Room

17' 6" x 12' 7" ( 5.33m x 3.84m )

Large double glazed sash window to front aspect. Opening onto small inner hall with storage cupboard, that in turn leads into the annex kitchen.

### Kitchen

20' 9" x 14' 2" ( 6.32m x 4.32m )

The beautiful family kitchen creates a real hub with double glazed french doors with side panels leading to decked seating terrace. Fitted kitchen with a range of matching wall and base units, with matching breakfast island, over areas of work surface. sink and drainer unit with mixer tap and one and a half bowl. Space for range cooker with hood over. Integral fridge/freezer and dishwasher. Radiator.

### Inner Hall

Doors leading to utility room, cellar and rear garden.

### Utility Room

16' 8" x 12' 8" ( 5.08m x 3.86m )

Double glazed sash window to rear aspect. Fitted with matching base units and areas of work surface. Sink and drainer unit with one and a half bowl. Space and plumbing for appliances. Door leading to possible annex accommodation.

### Possible Annex Accommodation

Currently used as home officing for the current vendor but could allow annex style living.

### Lounge / Bedroom

17' x 14' ( 5.18m x 4.27m )

Double glazed window to rear aspect. Doors leading to bedroom and wet room

### Wet Room

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and walk in shower. Heated towel rail.

### Kitchen / Diner

Double glazed sash windows to rear and side aspect. Fitted with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Radiator.

### Cellar

Currently split into a number of rooms including toilet facilities and storage rooms. Power and light connected.

### Landing

Double glazed window to rear aspect. Access to all rooms.

### Bedroom One

12' 11" x 11' ( 3.94m x 3.35m )

Double glazed window to rear aspect. Radiator.

### Bedroom Two

14' 5" x 12' 6" ( 4.39m x 3.81m )

Double glazed window to rear aspect. Built in wardrobes. Radiator.

### Bedroom Three

13' 11" + recess x 11' 9" ( 4.24m + recess x 3.58m )

Double glazed window to front aspect. Radiator.

### Bedroom Four

12' 9" x 9' 11" ( 3.89m x 3.02m )

Double glazed window to front aspect. Radiator.

### Bedroom Five

12' 9" x 11' 7" ( 3.89m x 3.53m )

Double glazed window to front aspect. Radiator.

### Bedroom Six

13' 3" x 11' 5" ( 4.04m x 3.48m )

Double glazed window to front aspect. Radiator.

### Bedroom Seven

10' x 9' 8" ( 3.05m x 2.95m )

Double glazed window to rear aspect. Radiator.

### Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail, extractor fan.

### Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

### Rear Garden

The rear garden commences with a decked seating terrace and has a lawned area. The remainder is left for a large amount of parking and is accessed via Girling Street.



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## welcome to East Street, Sudbury

- Large garden
- Detached
- Town centre
- Ample parking to rear
- Annex potential

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

# £750,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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