

oakheart



£325,000

Offers In The Region Of  
Priory Walk, Sudbury

This charming and characterful cottage has been beautifully maintained by the current owner and offers a wonderful blend of period features and modern convenience. Situated in a quiet yet convenient location close to the town centre, the property benefits from off-road parking, attractive landscaped gardens, and versatile accommodation throughout.

The accommodation begins with a welcoming dining room featuring an exposed ceiling beam, cast iron fireplace with tiled hearth, antique-style radiator, and staircase rising to the first floor. The cosy lounge enjoys dual aspect windows, a Victorian-style cast iron gas fireplace, exposed beamwork, and an arched recess adding further character.

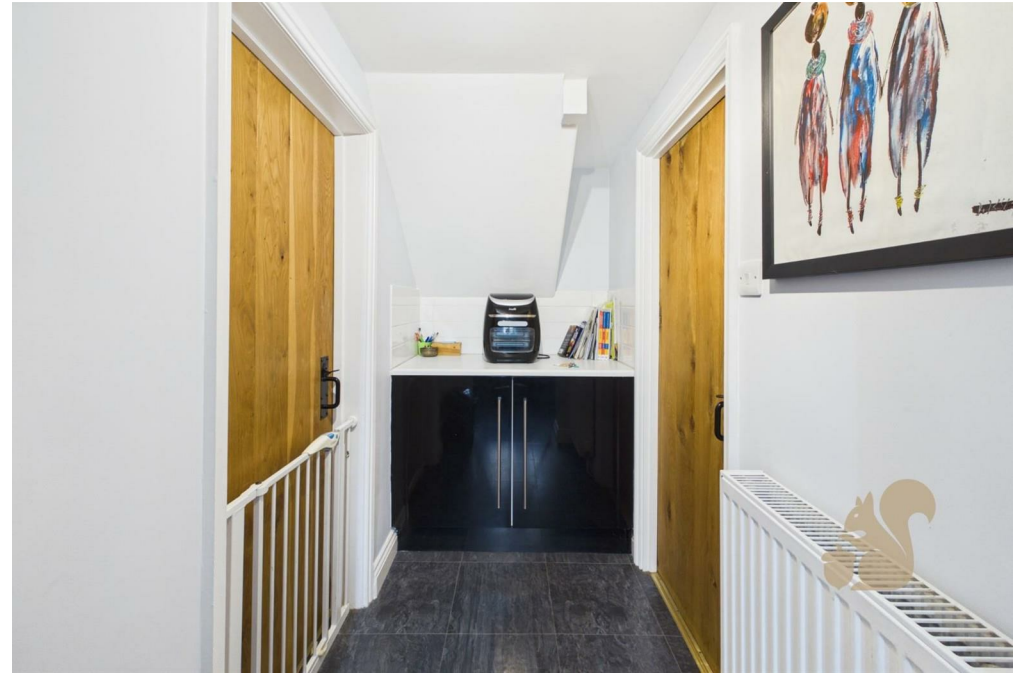
To the rear of the property is a charming sitting room with double doors opening onto the garden and a log-burning stove creating an ideal relaxing space. An inner lobby provides useful storage and leads through to the well-appointed kitchen, fitted with a range of modern units, extensive work surfaces, filtered water system, Range-style cooker, integrated dishwasher, and American-style fridge/freezer. The kitchen also enjoys pleasant views over the rear garden.

The ground floor further benefits from a stylish shower/utility room comprising a fully tiled shower cubicle, WC, wash hand basin, utility space with washing machine and tumble dryer, water softener, and additional storage.

On the first floor, the landing area offers flexible space suitable for occasional use as a study area or additional bedroom space. There are two well-proportioned bedrooms to the front elevation, both benefiting from built-in storage cupboards. The family bathroom is beautifully appointed in a traditional style with a claw-and-ball bath, high-level WC, pedestal wash basin, and antique-style fittings.











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**GLA<sup>1)</sup>**  
 87.64 m<sup>2</sup>  
 943.32 ft<sup>2</sup>

**Total**  
 97.27 m<sup>2</sup>  
 1046.95 ft<sup>2</sup>

(1) Finished, above grade  
 Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom  
 ----- Below 1.5 m/5 ft  
 Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
 Freehold

Council Tax Band:  
 C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>70</b>
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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