

oakheart

£325,000

Offers In The Region Of
Gainsborough Street, Sudbury



An elegant Victorian-style semi-detached town house offering beautifully arranged and exceptionally versatile accommodation set over several floors, just a short stroll from the town centre and its amenities. Offered with no onward chain, this charming home blends character features with generous living space, making it ideal for families and those seeking flexible accommodation.

The property features a welcoming kitchen/breakfast room fitted with a range of units and generous space for dining, making it a true heart of the home. A conveniently positioned cloakroom is also located on this level.

On the lower ground floor, a superb garden room provides a wonderful space, bathed in natural light from the rear patio doors. These open directly onto the garden, creating a seamless flow between indoor and outdoor living and offering the ideal setting for gatherings.

The first floor hosts a wonderfully bright sitting room with dual aspect windows and an attractive fireplace, providing a cosy yet refined retreat.

Arranged over the upper floors are three bedrooms, offering flexibility for growing families, home working or guest accommodation. The principal bedroom benefits from built-in storage and has immediate access to a WC.

A well-appointed shower room serves the remaining bedrooms.

Outside, the property is approached via a shared driveway leading to two allocated off-road parking spaces. The enclosed rear garden has been thoughtfully designed for low maintenance, featuring a paved terrace ideal for alfresco dining, a pond and well-stocked borders, as well as a useful timber shed. Double gates to the rear provide yet another parking space, if required.

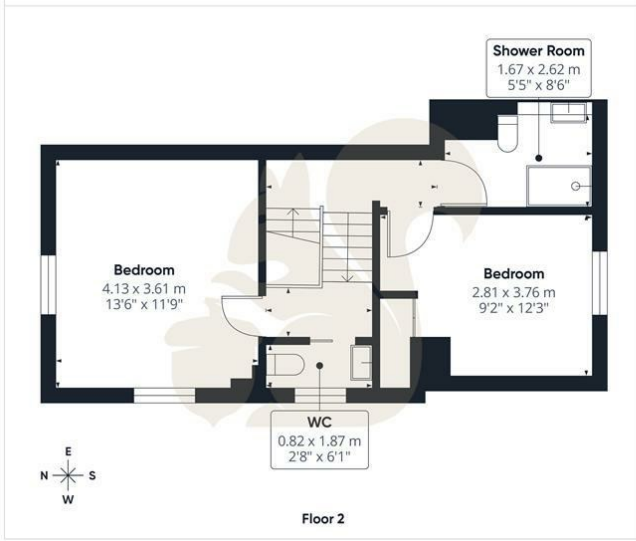
Combining period charm, generous proportions and a highly convenient location, this impressive town house presents a rare opportunity to acquire a substantial and flexible home close to the heart of town.











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Approximate total area¹⁾
114.3 m²
1229 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales 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.