



**12a Church Street,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 12a Church Street, Sudbury, Suffolk, CO10 2BJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This charming three bedroom semi-detached period home is set back from Church Street, in a private quiet setting offering light and spacious accommodation from large sash windows, with generous ceiling heights throughout maintaining many of the property's original character features including high skirting boards, original flagstone flooring as well as Suffolk white brick floor, bay windows, a cottage style garden and off-road parking and garaging.

## Ground floor

To the ground floor, there are two principal reception spaces, the first being a well-served kitchen/breakfast room with a country style shaker kitchen with solid wooden worktop and stone worktop with a seating area making this particular sociable space. Integrated appliances include a dishwasher, Range cooker with gas hob and extractor and low-level fridge. Beyond here is a sitting room with bay window and Lunette French doors overlooking the private garden, finished with a herringbone style parquet flooring with your attention immediately drawn to the large log burner, with stone hearth and floor to ceiling storage cupboards to both alcoves.

To the front of the property there is a welcoming entrance hall, entered by a wonderful solid wooden door with neighbouring cloakroom and utility room, again offering fantastic storage with a range of fitted cupboards and integrated appliances. From here, a wide staircase leads you to the first floor.

## First floor

Generous ceiling heights with sash windows and high skirting boards continue to the first floor, bringing in lots of light, with three spacious double bedrooms including a master bedroom with sash window overlooking the rear garden. These are serviced by a contemporary wet room style shower room.

## Outside

Set back from Church Street via a private driveway, wrought iron fences to the front boundary provides the front elevation an elegant finish, with side access door leading to the part walled rear cottage style garden. You are then greeted by an initial terraced seating area, with footpath leading to a wide expanse of lawn with raised borders either side, offering seasonal colour with a useful garden store. To the rear of the garden, there is a service door which leads into the garage, with light and power connected, this building is accessed off of Blackfriars with off-street parking in front of it.

## Agent's Notes

The property is Grade II listed.

**SERVICES:** Mains water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent. **EPC RATING:** N/A – exempt.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** C.

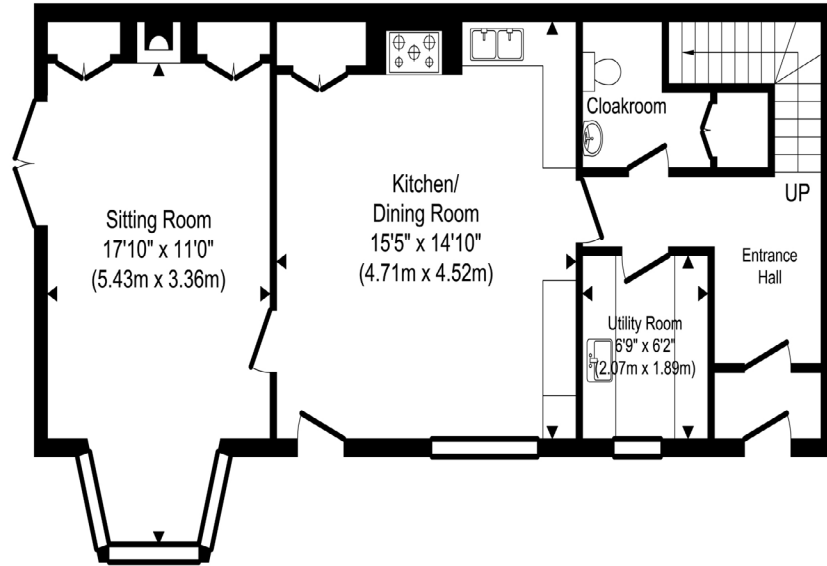
**WHAT3WORDS:** ///vowel.caravan.foiled

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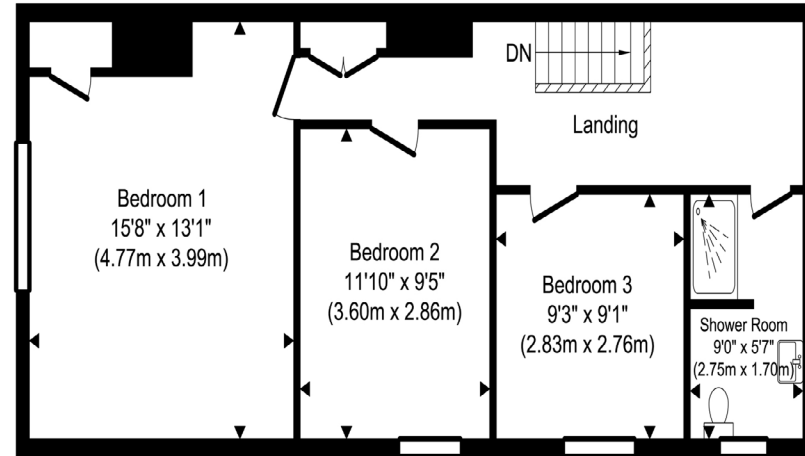
**VIEWING:** Strictly by prior appointment only through DAVID BURR.



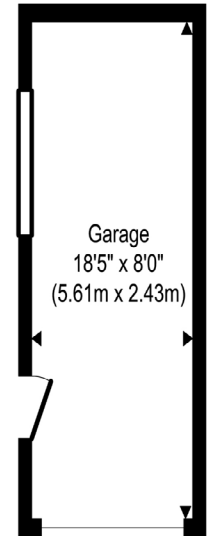
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Ground Floor  
Approximate Floor Area  
613.65 sq. ft.  
(57.01 sq. m)



First Floor  
Approximate Floor Area  
592.12 sq. ft.  
(55.01 sq. m)



Outbuilding  
Approximate Floor Area  
146.71 sq. ft.  
(13.63 sq. m)

TOTAL APPROX. FLOOR AREA 1352.48 SQ.FT. (125.65 SQ.M.)

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