

41 Gainsborough Street, Sudbury, CO10 2EU



Freehold

Offers In Region Of

£425,000

Subject to contract

4 bedrooms
3 reception room
2 bathroom



This grand Grade II Listed four bedroom property is offered for sale with no onward.

Some details

General information

As you enter the property there is a solid wooden door, you immediately notice the high ceilings which continue throughout the accommodation. This gas centrally heated home continues with doors off the spacious hallway, stairs rising to the first floor, a rear access door to the garden and access under the stairs to the cellar. Set to the front of the property are two large reception rooms both with original sash windows to the front and one with additional in built cupboards and shelving. This reception room currently used as a dining room follows conveniently into the kitchen/breakfast room which consists of a small lobby area currently used for extra cupboard space and then the room main itself. The kitchen has been well kept and includes a range of wall and base cupboard units and in built appliances such as Neff electric fan oven and microwave oven, electric induction four ring hob and cooker hood above, stainless steel one and a half bowl sink and drainer with built in food waste disposer. There are further appliances set at the base level such as built in dishwasher, space for under counter fridge and plenty of room for further appliances. There is plenty of worktop space and this is a real cooks kitchen, there is also an access door to the rear garden. The utility room is set to the rear of the property, this currently houses the tumble dryer and washing machine, central heating boiler and leads to a downstairs W.C. Also set to the rear of the property is the final reception room this room would make an ideal living space with double doors accessing the rear garden.

Taking the stairs to the first floor you arrive at the spacious landing which provides access to the loft, all four bedrooms and the family bathroom. The main bedroom includes a feature fireplace and open ensuite which consists of his and hers wash hand basins with storage underneath, shower cubicle and a door to a separate room which includes W.C, bidet and part tiled walls. This bright room includes a sash window overlooking the rear garden. The second bedroom is a large double this includes built in storage and a sash window to the front. Bedroom three also set to the front of the property is currently used as an office space and conveniently includes two built in storage cupboards. The fourth bedroom is currently used a dressing room and as such contains fitted wardrobes and drawers. The accommodation concludes with the main family bathroom, this traditional bathroom benefits from a separate shower cubicle, enamel wood panel enclosed bath, wash hand basin, bidet, W.C and a range of built in storage.

Entrance hall

28' x 3' 8" (8.53m x 1.12m)

Living room

14' 9" x 13' 7" (4.5m x 4.14m)

Dining room

12' 4" x 12' 7" (3.76m x 3.84m)

Front reception room/living room two

14' 3" x 12' 8" (4.34m x 3.86m)

Kitchen/breakfast room

24' 4" x 18' 6" x 8' 52" > 6' 2" (7.42m x 3.76m)

Utility room

8' x 5' 5" (2.44m x 1.65m)

Cloakroom

5' 4" x 2' 8" (1.63m x 0.81m)

Landing

Bedroom one

12' 5" x 9' 7" (3.78m x 2.92m)

Ensuite

4' 8" x 8' 7" (1.42m x 2.62m) plus 4' 8" x 4' 5" (1.42m x 1.35m)

Bedroom two

14' 3" x 9' 9" (4.34m x 2.97m)

Bedroom three

14' 2" x 9' 2" (4.32m x 2.79m)

Bedroom four

11' 3" x 6' 7" (3.43m x 2.01m)

Bathroom

8' 6" x 13' 8" max. (2.59m x 4.17m)

Outside

The secluded rear garden is mainly laid to lawn. A patio seating area sits the side and a paved pathway gives you access to the bottom of the garden which contains a garden shed, greenhouse and barbeque area. The lawn is bordered on both sides by a flowerbed containing established shrubs and bushes.

Location

The property is situated on the historic road set within the heart of the market town of Sudbury. The property benefits from being easy walking distance to the town centre and the amenities that brings such as Waitrose, a range of cafes and restaurants, public houses, opticians and a range of high street and boutique shops. Also within a short walk is the train station which provides a branch rail link to London Liverpool Street via Marks Tey.

Important information

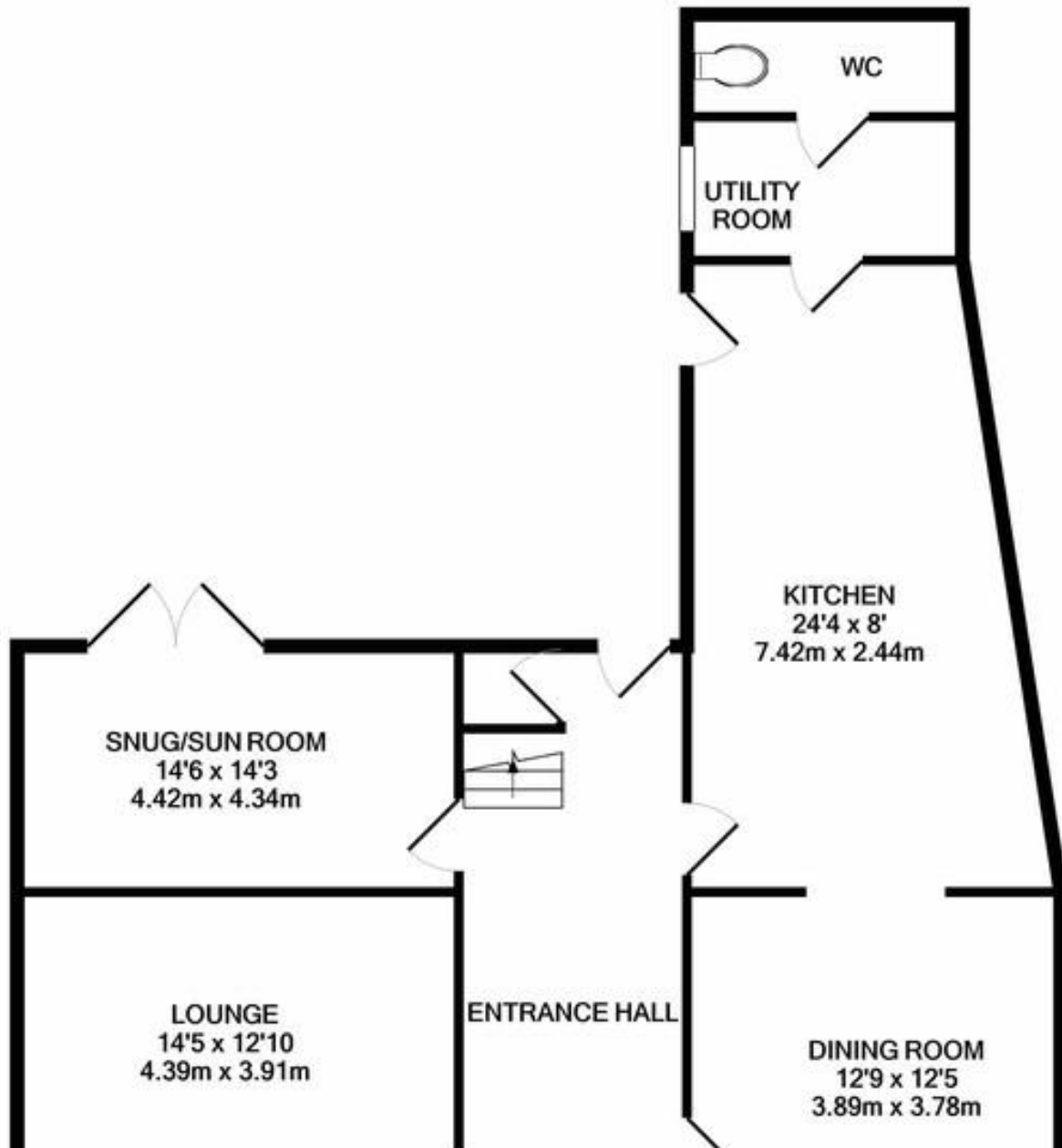
Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - tbc

Our ref - SP



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