

43 Station Road, Sudbury, CO10 2SS



Freehold

**£350,000**

Subject to contract

3 bedrooms  
2 reception rooms  
2 bathrooms





## Some details

### General information

This beautiful Victorian home is located within the centre of the market town of Sudbury, it benefits from being a short walk to the High Street itself as well as Waitrose supermarket, Kingfisher Leisure Centre, the water meadows and Sudbury train station. The well presented home includes open plan and flexible living accommodation, private rear garden as well as double garage and off road parking.

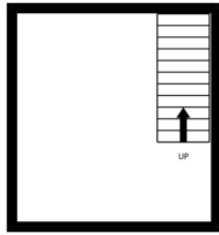
The gas centrally heated accommodation begins with the entrance hall which includes the original floor boards and stairs rising to the first floor as well as built in storage and stairs down to the basement room. The long hallway leads into the central reception room currently used as a dining space which again includes original floorboards and a feature fireplace. The downstairs living space is all open plan and for this reason offers flexible living space. Another reception room is set to the front of the property currently used as the main living area this bay fronted living room also includes an open fire with an exposed brick surround and a tiled hearth as well as a wooden mantle piece that wraps around the whole chimney breast. The open plan kitchen/diner is open from the dining room and includes two velux windows one over the convenient utility space. The utility space includes a stainless steel sink and drainer, wall and base cupboards with plumbing for washing machine and space for further appliances. The kitchen itself includes wooden wall and base units with plenty of room for storage as well as integrated appliances such as four ring gas hob and cooker hood above and inset stainless steel sink and drainer with plumbing for dishwasher and plenty of room for further appliances. A double glazed door gives access to the garden and a further internal door leads to a convenient downstairs shower room. The shower room includes a W.C, wash hand basin with tiled splashback and a part tiled shower cubicle with extractor fan and a double glazed window with privacy glass to the rear. The basement room makes for a fantastic additional space currently used as an office and could also make a further bedroom space, movie room or play room.

Taking the stairs to the first floor the landing space provides access to the loft as well as doors off to the three bedrooms and upstairs family bathroom. Bedroom one is situated at the front of the property and benefits from a feature fireplace and a window to the front. Bedroom two is set to the rear and also includes feature fireplace as well as a built in wardrobe space which currently houses the central heating boiler as well as a double glazed window to the rear. Bedroom three is currently used as a dressing room and is also set to the front of the property. The accommodation concludes with the main bathroom which includes a double glazed window, privacy glass to the rear, W.C, wash hand basin, wall mounted heated towel rail and a roll top bath tub as well as part tiled walls and flooring.

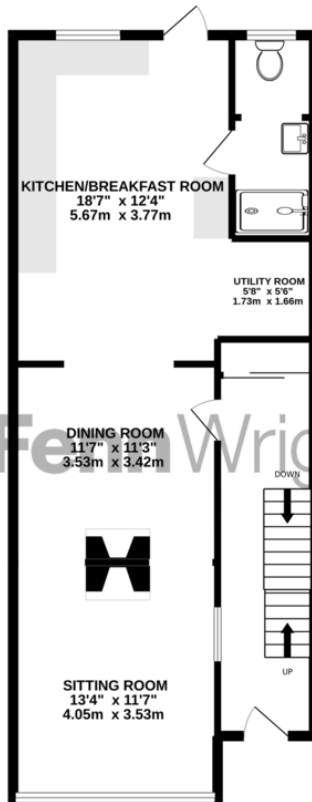


This attractive bay fronted three bedroom Victorian home is located in the town centre of Sudbury and benefits from being walking distance to local shops and amenities as well as Sudbury train station and also benefits from a double garage and parking to the rear.

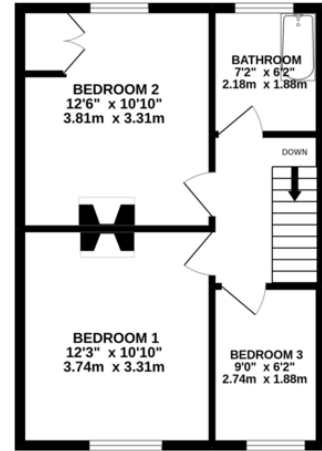
**BASEMENT**



**GROUND FLOOR**



**1ST FLOOR**



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#### Entrance hall

24' 4" x 4' 8" (7.42m x 1.42m)

#### Living room

13' 1" x 11' 1" (3.99m x 3.38m)

#### Dining room

11' 2" x 11' 2" (3.4m x 3.4m)

#### Kitchen/breakfast room

18' 7" x 13' 2" max. > 9' 4" min. (5.66m x 4.01m)

#### Basement room/study

12' 5" x 11' 2" (3.78m x 3.4m)

#### Downstairs shower room

12' 7" x 3' 5" (3.84m x 1.04m)

#### Landing

#### Bedroom one

11' 4" x 11' (3.45m x 3.35m)

#### Bedroom two

12' 5" x 11' 1" (3.78m x 3.38m)

#### Bedroom three

8' 4" x 4' 9" (2.54m x 1.45m)

#### Bathroom

7' 2" x 5' (2.18m x 1.52m)

#### Garage

20' 4" x 17' (6.2m x 5.18m)



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### Outside

The property includes a town style low maintenance front garden which is laid to gravel with free standing plant pot and bordered by a brick wall with custom metal railing and access gate.

The rear garden can be accessed from either the kitchen or via the double garage, this south facing and private rear garden begins with a covered seating area which leads to the low maintenance paved garden with a range of mature shrubs and bushes as well as a raised flower bed, further gravel seating area and block paved pathway leading to the double garage. The double garage includes power and lighting and has double doors to the rear garden as well as carousel wooden doors to the off road parking.

### Location

Station Road as the name suggests is just a short walk to Sudbury railway station which offers a rail link to London Liverpool Street via Marks Tey. The property is set in the town centre and benefits from being only a short walk from the High Street itself as well as a range of pubs and eateries, boutique shops, dentists, doctors surgery and more. Popular supermarket brand Waitrose is situated just a few minutes walk to the rear and further supermarkets such as Tesco, Aldi and Sainsburys are only a short distance away.

### Important information

Council Tax Band - B

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

Tenure - Freehold

EPC rating -

Our ref - SP

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01787 327 000.

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## Directions

Using the postcode as the point of origin, the property is located midway down Station Road, for full directions please contact a member of the sales team on 01787 327000. It is recommended parking at the Kingfisher Leisure Centre and taking the short walk to the property.

To find out more or book a viewing

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