

48 Friars Street, Sudbury, CO10 2AG



Freehold
£425,000

Subject to contract
Prominent town centre
position

Elegant Georgian townhouse
4 bedrooms
2 reception rooms
and 2 bathrooms



Some details

General information

This gorgeous Georgian town house offers flexible and spacious accommodation set over three floors and also includes a useful cellar. The property's prominent position on Friars Street means it is ideally placed for access to the town centre as well as nearby countryside walks, cafes and pubs amongst other amenities.

The gas centrally heated accommodation begins with a large and traditional entrance hall, complete with period style radiator, tiled floor and high ceilings, there are stairs rising to the first floor and stairs descending to the cellar. To the front of the property is the grand living room which has been sympathetically decorated and offers a large sash window to the front, original floorboards and an open fireplace with storage recesses either side. At the rear of the property is the bright kitchen/dining room with bi-folding doors to the rear garden. The elegant fitted kitchen has underfloor heating, tiled splashbacks, matching units, built-in appliances including: 5 ring Neff induction hob and extractor fan, electric oven, dishwasher, washing machine and inset one and half bowl sink and drainer as well as fridge and freezer. At the end of the hallway is the cloakroom with WC and wash hand basin.

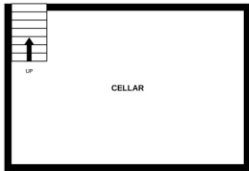
The spacious first floor landing includes a large sash window overlooking the rear garden taking in the rooftop view behind and has access to bathroom and master bedroom. The impressively spacious bathroom features a rolltop bath, high level WC, wash hand basin and vanity unit as well as a good size walk-in storage cupboard with additional cupboards space opposite. The master bedroom is located to the front of the property and has a built-in wardrobe and offers a versatile space with potential to become an additional reception room.

On the second floor you will find three additional double bedrooms, the larger of which includes an en-suite shower room along with built-in wardrobe. Bedrooms three and four are set to the front of the property with bedroom four also have a built-in wardrobe.

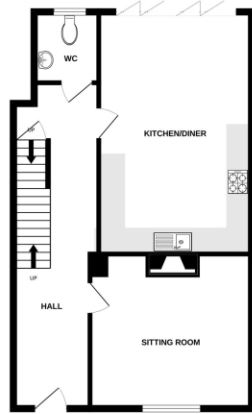


A magnificent Georgian town house occupying a prominent position within one of Sudbury town centre's popular roads. Set over three floors with an additional basement level the flexible accommodation benefits from a range of charming character features, high ceilings and generous room sizes.

BASEMENT



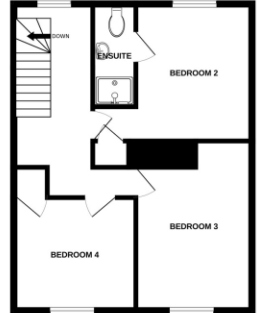
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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The basement is currently used as a large storage area that offers fantastic potential to become an additional living space, if required.

Entrance hall

26' 8" max x 4' 8" (8.13m x 1.42m)

Living room

15' 1" x 13' 6" (4.6m x 4.11m) max

Kitchen/dining room

19' 7" x 12' 6" (5.97m x 3.81m)

Cloakroom

8' 2" x 3' 9" (2.49m x 1.14m) max

First floor

Bedroom one

19' x 12' 2" (5.79m x 3.71m)

Bathroom

12' 1" max 8' 8" min x 11' 3"
(3.68m, 2.64m x 3.43m)



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Second floor

Bedroom two

11' 5" x 9' 3" (3.48m x 2.82m)

Ensuite

7' 4" x 2' 5" (2.24m x 0.74m)

Bedroom three

15' 6" into recess x 8' 2" (4.72m x 2.49m)

Bedroom four

10' 6" x 7' 8" (3.2m x 2.34m)

Basement

19' 2" x 12' 7" (5.84m x 3.84m)

Workshop in rear garden

13' 5" x 9' 5" (4.09m x 2.87m)

Outside

The low maintenance walled rear garden begins with a patio seating area leading to an expanse of lawn with established flower beds including mature shrubs and trees with a red brick outbuilding currently used as a store, all leading to a useful workshop or studio at the base of the garden which benefits from power and lighting.

Location

Friars Street is situated within Sudbury town centre and is well sought after for its convenient access to town as well as nearby walks via Sudbury's valley trail taking in the former railway line as well as Sudbury's famous water meadows. 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.

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Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - Not required

Our ref - SP

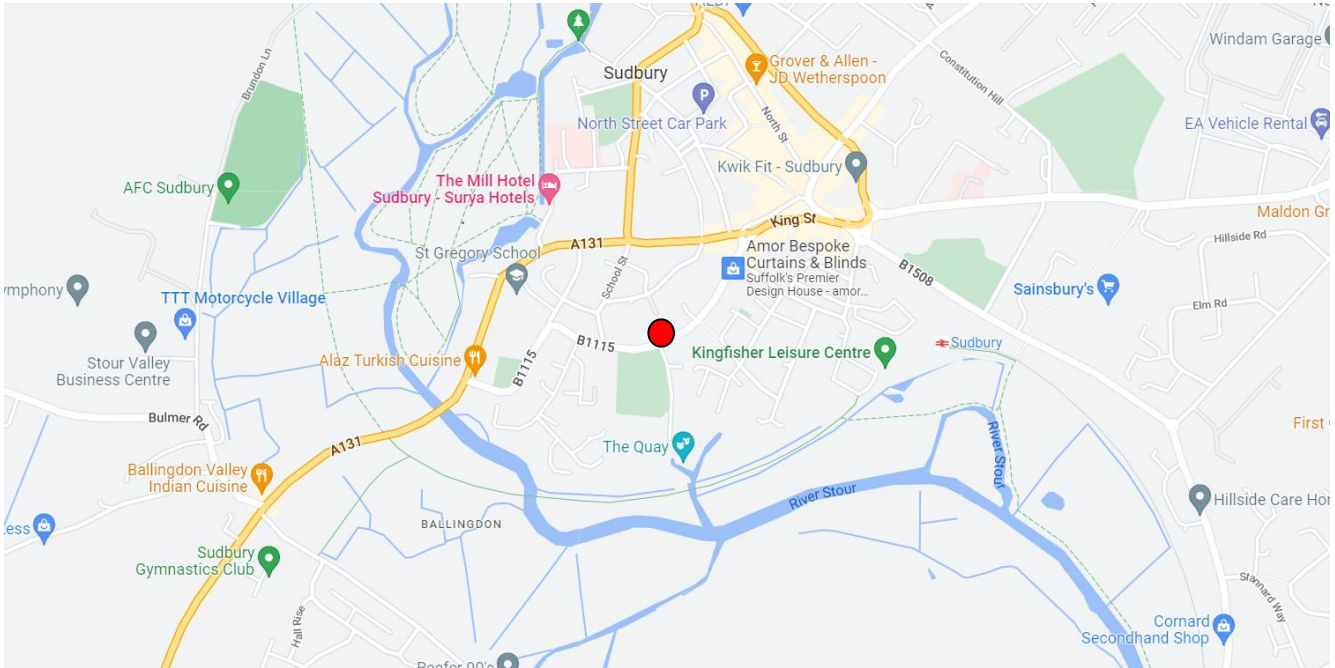
Further information

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.



Directions

Using the postcode as point of origin the property can be located opposite Quay Lane and Sudbury cricket ground. For full directions please contact a member of our sales team on 01787 327000. Viewers are recommended to park on either Quay Lane or in one of the free car parks within the town centre.

To find out more or book a viewing

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