

37 Cross Street, Sudbury, CO10 2DL



Freehold
£450,000 to
£475,000

Subject to contract
A unique 19th century
town house offering
original features
throughout

4 bedrooms
3 reception rooms
3 bathrooms



Some details

General information

A gorgeous four bedroom home situated within walking distance of the town centre offering stylish accommodation with an array of original features throughout.

The gas centrally heated accommodation begins with a large entrance hall which provides stairs rising to the first floor and doors off. At the front of the property is the gorgeous bay fronted living room which benefits from the original sash windows as well as open fireplace with an ornate surround and stone hearth. Also set off the hallway is the kitchen/dining room which includes stone tiled flooring, a glass panelled door to the garden room as well as an opening into a snug area currently used as an office/music room. The kitchen includes a good range of wall and base wooden kitchen units with tiled splashbacks surround and integrated appliances such as a dishwasher, gas range cooker with extractor hood over as well as an inset butler style sink and a wood burning stove with Oak mantle above. The snug includes a sash window looking into the garden room and includes an internal door to a convenient utility area with plumbing for washing machine and built in storage to one side. This in turn gives access to the store which can also be accessed via double doors from the street. The garden room is currently used as a dining area and offers access to the rear garden via sliding glass doors as well as access to the studio which offers a versatile space currently used as storage but could be converted to create a bathroom/office or studio.

Stairs rise to the first floor where the stunning open landing offers a convenient seating area under the stairs to the second floor as well as access to three of the bedrooms and family bathroom. The master bedroom is set at the rear of the property and includes a sash window overlooking the rear garden, built in wardrobes, feature fireplace and an ensuite shower room. The ensuite includes a walk in shower, W.C, wash hand basin, window overlooking the rear garden as well as part wood panelling to three sides. Bedroom two also includes built in wardrobes, feature fireplace as well as two sash windows and is set at the front of the property. Whilst the

remaining bedroom on this floor is also set to the front and is currently being used as an office. The family bathroom has been beautifully finished and includes a claw foot roll top bath with mixer tap and shower attachment, W.C, wash hand basin and Victorian style radiator as well as built in storage cupboards and shelving.

The top floor bedroom does have restricted head height in places but offers a convenient ensuite shower room with two velux windows set to the rear and further storage cupboards on the second floor landing area.



This elegant 19th century, four bedroom house is set within the heart of Sudbury town centre and has retained many original features and is a short walk away from the water meadows and countryside walks.

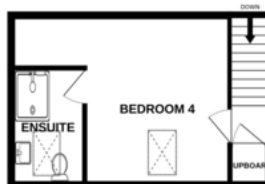
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Entrance hall

10' 6" x 7' 4" (3.2m x 2.24m)

Living room

14' 8" x 11' 7" (4.47m x 3.53m)

Kitchen/breakfast room

14' x 11' 9" (4.27m x 3.58m)

Snug

13' x 8' 1" (3.96m x 2.46m)

Utility area

8' 4" x 3' 3" (2.54m x 0.99m)

Garden room

16' x 10' 6" (4.88m x 3.2m)

First floor landing

12' 3" x 11' 4" (3.73m x 3.45m)

Master bedroom

13' 4" x 10' 7" (4.06m x 3.23m)

Ensuite

8' 6" x 5' 3" (2.59m x 1.6m)

Bedroom two

10' 7" x 11' 9" (3.23m x 3.58m)

Bedroom three

9' 6" > 6' 3" x 9' 2" max. (2.9m x 2.79m)

Bedroom four

13' 5" x 9' 9" (4.09m x 2.97m) max. (head height 6')

Ensuite

7' 1" x 6' 5" (2.16m x 1.96m)

Bathroom

7' 1" x 7' 2" (2.16m x 2.18m)

Studio

10' x 5' 9" (3.05m x 1.75m)

Store

8' 9" x 6' 2" (2.67m x 1.88m)



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Outside

Whilst the property doesn't include its own off road parking there is parking available within a short walk on Church Street, Ballingdon Street as well as a small car park which is found on Ballingdon Street.

The attractive rear garden is private and enclosed and separated into two sections, the first accessed via the garden room is laid to gravel and includes a small patio seating area to one side and gated access to the second part of the garden which is laid to lawn and includes a flower bed to one side, a tree in the centre and an outdoor brick built shed.

Location

The property is situated within minutes walk from central Sudbury with its excellent facilities including local churches, primary school, doctors surgery and Quay Theatre. One of the many features of this town is the large area of meadow land which surrounds the town centre on three sides providing excellent walking with links to long distance footpaths and there is easy access to the branch line railway station with its 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 as well as solar panels with potential to provide passive hot water.

Tenure - Freehold

EPC rating - tbc

Our ref - SP

Agents note

We believe the rear elevation to be timber framed.

Bedroom four has a restricted head height of max 6ft.

Further information

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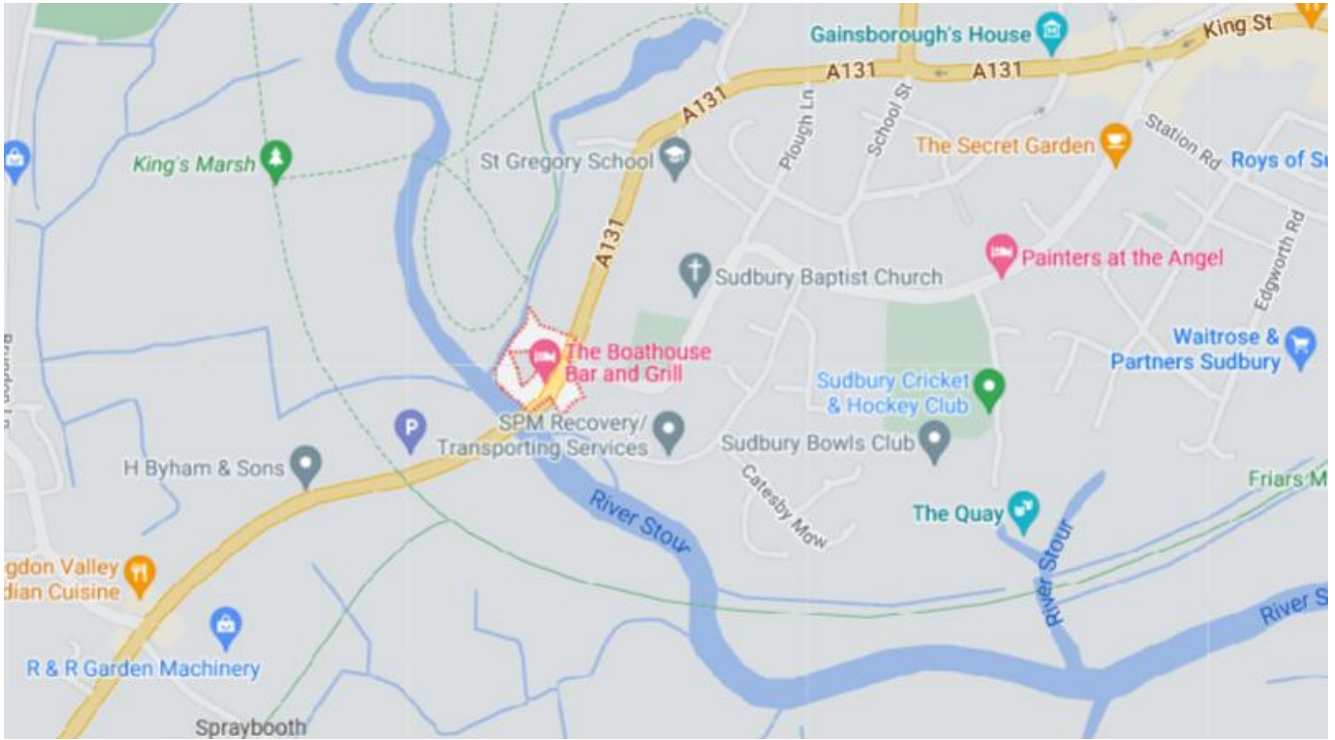
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If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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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 the point of origin, the property is found close to the turning for Church Street and almost opposite the Boat House restaurant. For full directions please contact a member of the sales team on 01787 327000. Viewers are recommended to park in the nearby bays along Ballingdon Street or the carpark located just under the railway bridge.

To find out more or book a viewing

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