



**32 Cross Street,
Sudbury, Suffolk**

**DAVID
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32 CROSS STREET, SUDBURY, SUFFOLK, CO10 2DJ

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.

A substantial town house within short walking distance of town amenities and countryside walks across the water meadows which displays numerous characterful features and which was once a brewhouse and stable yard. The property contains well-proportioned accommodation over two levels which includes a sitting room, dining/living room, garden room and a kitchen/breakfast room together with plenty of storage and a ground floor wet room. Accessible via two separate staircases are three well-proportioned double bedrooms and a further first floor bathroom. To the rear is a private enclosed courtyard garden with an attractive outlook towards the church beyond and a private driveway providing off-road parking which leads onto a useful garage. **NO ONWARD CHAIN.**

A three-bedroom, two-bathroom period town house within close proximity to amenities and countryside walks with a low maintenance courtyard garden, off-road parking and garage.

Front door leading to:-

ENTRANCE HALL: With space for coats and shoes and a pine thumb latch door leading to a coats cupboard with inset shelving and hanging rail. Further thumb latch door leading to:-

LIVING/DINING ROOM: 19'9" x 17'10" (6.02m x 5.44m)
A well-proportioned flexible reception room with exposed timbers and plenty of space for a dining table and chairs and further seating. Storage cupboards off and staircase rising to first floor. Further doors leading to:-

SITTING ROOM: 17'10" x 12'7" (5.43m x 3.83m) With wood flooring and a dual aspect outlook over the street scene and double doors opening into:-

GARDEN ROOM: 20'2" x 8'1" (6.14m x 2.46m) With tiled flooring and uPVC double-glazed double doors opening onto the garden.

KITCHEN/BREAKFAST ROOM: 18'1" x 13'11" (5.52m x 4.23m)
Containing a contemporary kitchen with a matching range of base and wall level white gloss units with wood effect worksurfaces incorporating a stainless-steel sink with a mixer tap above and drainer to side. Fitted Hotpoint electric oven and a four-ring CDA electric hob with extractor fan over and tiled splashbacks. Space for various appliances including a free-standing refrigerator/freezer, space and plumbing for a washing machine and space and plumbing for a dishwasher. Plenty of storage throughout and space for a breakfast table and chairs. Thumb latch door leading to:-

Inner Hall: With tiled flooring and a useful storage cupboard off and further doors leading to:-

WET ROOM: 6'5" x 6'2" (1.95m x 1.88m) Containing a shower area with tiled surround, WC and a pedestal wash hand basin.

Hallway: With staircase rising to:-

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First Floor

BEDROOM 1/OFFICE: 19'6" (including stairs) x 10'8" (5.95m x 3.26m) A flexible space which could be utilised as a comfortable master bedroom or as a space to work from home. Velux skylight allowing for plenty of natural light.

LANDING: Accessible via a second staircase with exposed wood flooring, ceiling fan and exposed timbers. Doors leading to:-

BEDROOM 2: 18'3" x 13'5" (5.55m x 4.09m) Well-proportioned with exposed timbers and a hatch with staircase below leading down to the dining/living room.

BEDROOM 3: 13'5" x 12'8" (max) (4.09m x 3.87m) A further double bedroom with exposed timbers, access to loft storage space and a window overlooking the rear garden.

BATHROOM: Containing a bath with tiled surround, WC and a vanity suite with tiled worksurface and storage cupboard below. Separate tiled shower cubicle with glass screen door. Airing cupboard off.

Outside

To the rear of the property is a low maintenance courtyard garden. A gate leads onto a private area of **OFF-ROAD PARKING** for one vehicle and in turn leads onto a:-

GARAGE: 16'5" x 10'9" (5.00m x 3.27m) Generously proportioned with power and light connected and providing further off-road parking if required. Also containing the gas boiler.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

As is not uncommon with properties of this ilk, the parking area is accessible via land belonging to a third party.

The property is unlisted and though to date back to the early 1800s.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: D

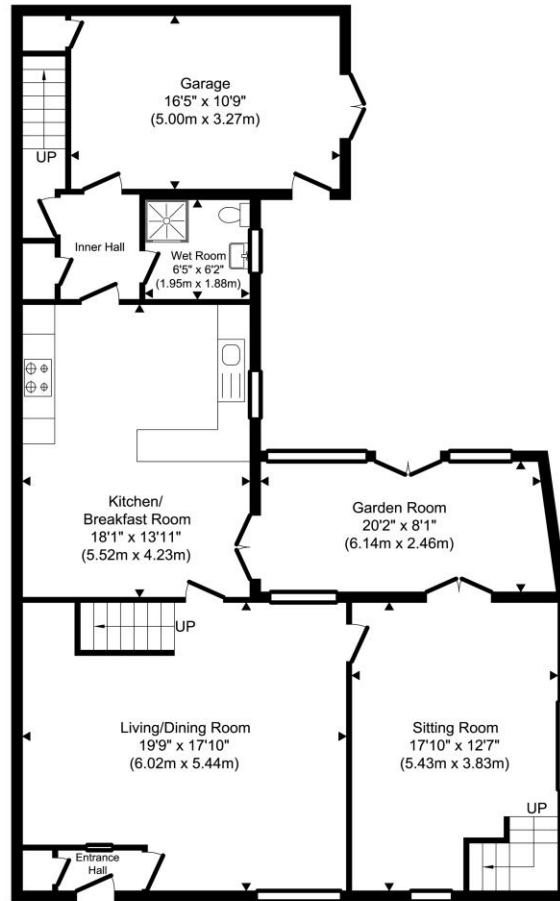
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WHAT3WORDS: ///diagram.trespass.puppets

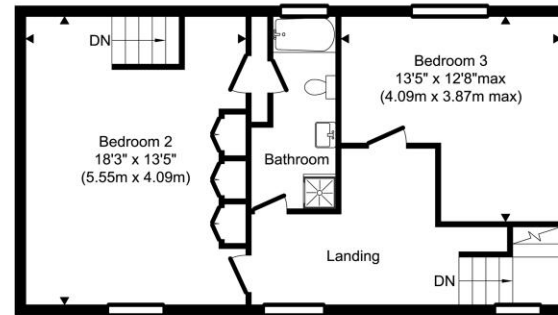
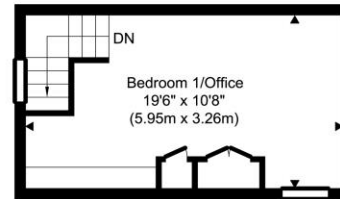
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1303.72 sq. ft.
(121.12 sq. m)



First Floor
Approximate Floor Area
790.17 sq. ft.
(73.41 sq. m)

TOTAL APPROX. FLOOR AREA 2093.90 SQ.FT. (194.53 SQ.M.)
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