



East Street, Sudbury CO10 2TP

welcome to

East Street, Sudbury

Set in the heart of Sudbury is this spacious detached home. The property has gone through a series of updating and remodelling by the current vendor, providing extremely flexible accommodation and benefitting from a large garden with vehicle access, as well as cellar and annex potential.

Entrance Hall

Front door leads into striking entrance hall with sweeping staircase to the first floor and radiator.

Lounge

16' 3" x 13' 11" (4.95m x 4.24m)

Spacious lounge large double glazed sash window to front aspect. Brick fireplace with tiled hearth. Radiator.

Dining Room

17' 6" x 12' 7" (5.33m x 3.84m)

Large double glazed sash window to front aspect. Opening onto small inner hall with storage cupboard, that in turn leads into the annex kitchen.

Kitchen

20' 9" x 14' 2" (6.32m x 4.32m)

The beautiful family kitchen creates a real hub with double glazed french doors with side panels leading to decked seating terrace. Fitted kitchen with a range of matching wall and base units, with matching breakfast island, over areas of work surface. sink and drainer unit with mixer tap and one and a half bowl. Space for range cooker with hood over. Integral fridge/freezer and dishwasher. Radiator.

Inner Hall

Doors leading to utility room, cellar and rear garden.

Utility Room

16' 8" x 12' 8" (5.08m x 3.86m)

Double glazed sash window to rear aspect. Fitted with matching base units and areas of work surface. Sink and drainer unit with one and a half bowl. Space and plumbing for appliances. Door leading to possible annex accommodation.

Possible Annex Accommodation

Currently used as home officing for the current vendor but could allow annex style living.

Lounge / Bedroom

17' x 14' (5.18m x 4.27m)

Double glazed window to rear aspect. Doors leading to bedroom and wet room

Wet Room

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and walk in shower. Heated towel rail.

Kitchen / Diner

Double glazed sash windows to rear and side aspect. Fitted with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Radiator.

Cellar

Currently split into a number of rooms including toilet facilities and storage rooms. Power and light connected.

Landing

Double glazed window to rear aspect. Access to all rooms.

Bedroom One

12' 11" x 11' (3.94m x 3.35m)

Double glazed window to rear aspect. Radiator.

Bedroom Two

14' 5" x 12' 6" (4.39m x 3.81m)

Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three





13' 11" + recess x 11' 9" (4.24m + recess x 3.58m)
Double glazed window to front aspect. Radiator.

Bedroom Four

12' 9" x 9' 11" (3.89m x 3.02m)
Double glazed window to front aspect. Radiator.

Bedroom Five

12' 9" x 11' 7" (3.89m x 3.53m)
Double glazed window to front aspect. Radiator.

Bedroom Six

13' 3" x 11' 5" (4.04m x 3.48m)
Double glazed window to front aspect. Radiator.

Bedroom Seven

10' x 9' 8" (3.05m x 2.95m)
Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail, extractor fan.

Shower Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and shower cubicle.

Rear Garden

The rear garden commences with a decked seating terrace and has a lawned area. The remainder is left for a large amount of parking and is accessed via Girling Street.



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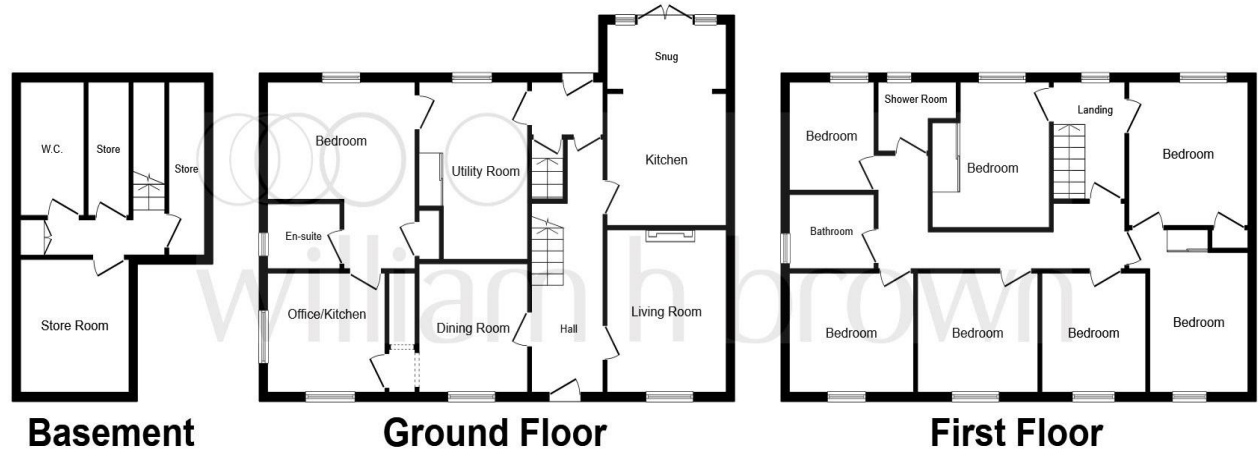
- Large garden
- Detached
- Town centre
- Ample parking to rear
- Annex potential

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£650,000



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Property Ref:
SUD110821 - 0004

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