



Church Street, Sudbury CO10 2BL

welcome to

Church Street, Sudbury

Set in the heart of Sudbury is this beautifully presented two bedroom cottage, brimming with character throughout, and benefitting from two spacious reception rooms, recently fitted kitchen and first floor bathroom. The property is further enhanced with a beautiful garden with an amazing studio.

Entrance Hall

Door to front aspect. Understairs cupboard. Stairs rising to first floor. Radiator.

Lounge

Sash window to front aspect with fitted shutters. Fireplace. Radiator.

Kitchen

Door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into work top. Integral oven with hob and hood over. Apace for appliances. Radiator. Door leading to:-

Dining Room

Large window to rear aspect. Fireplace. Radiator.

Galleried Landing

Sash window to front aspect with fitted shutters. Access to loft.

Bedroom One

Sash window to front aspect with fitted shutters and views over All Saints Church. Feature fireplace. Radiator.

Bedroom Two

Window to rear aspect. Ranged of fitted furniture. Cupboard housing central heating boiler. Radiator.

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Rear Garden

The rear garden commences with a patio seating area. The remainder is predominantly laid to shingle with well stocked beds. Large studio to rear of the garden.

Studio

Bi-fold door with views over the garden. Power and light connected.





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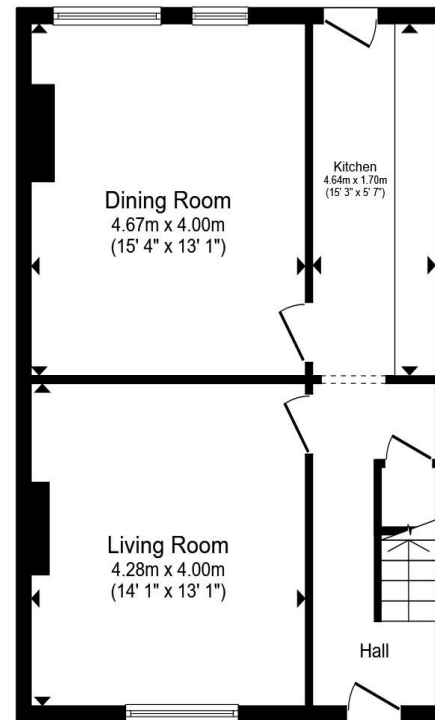
- Views over All Saints Church
- Two bedrooms
- Beautiful garden
- Amazing studio / home office
- First floor bathroom

Tenure: Freehold EPC Rating: D

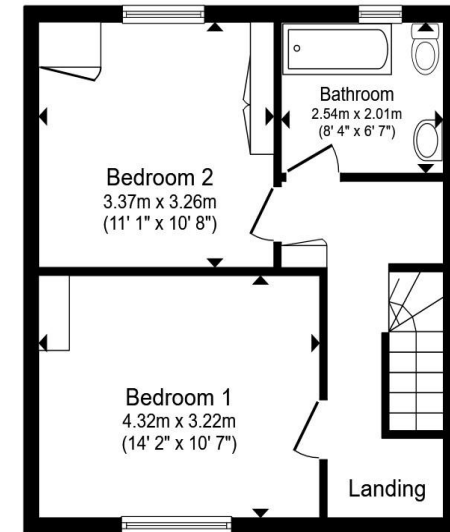
Council Tax Band: B

offers in the region of

£325,000



Ground Floor



First Floor

Total floor area 92.2 m² (993 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111296 - 0006

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