

oakheart

£325,000

Offers Over
Friars Street, Sudbury

Positioned in the Centre of Sudbury is this prominent four/five bedroom, traditional town house with heaps of character and bags of potential!

Offering versatile living accommodation over four floors is this extensive Victorian, Grade II listed residence, that is the perfect opportunity for those looking to put their mark on a blank canvass. The property hosts a wealth of character with an attractive Suffolk brick facade that is beautifully complimented by 5 timber sash windows and an arched front doorway. Internally the heritage of the building is visible in most rooms with features briefly including: Exposed timber floorboards, original brick laid hallway flooring, high ceilings, picture rails, original fireplaces and timber doors with latch locks.

On the ground floor are two generous reception rooms. At the front aspect, a grand living room that centres around an open fireplace whilst to the rear a pretty dining room with double doors opening to the garden patio. At the rear of the property is the galley kitchen with the small utility leading to the garden or the properties side access. Under the stairwell is a door that provides access to the basement which is only used for storage at present. Rising to the first floor there is a considerable bathroom that benefits a freestanding bath and a walk in linen cupboard. At the front aspect is an optional third reception room that approaches almost 6 meters in width, whilst offering a further fireplace. Completing the first floor is the master bedrooms with a built in wardrobe.

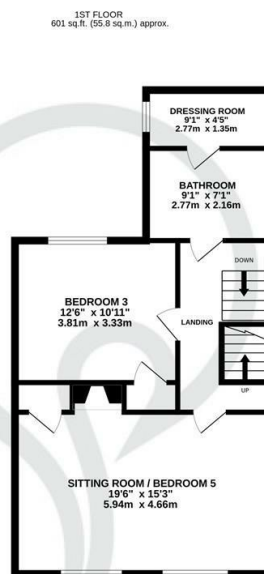
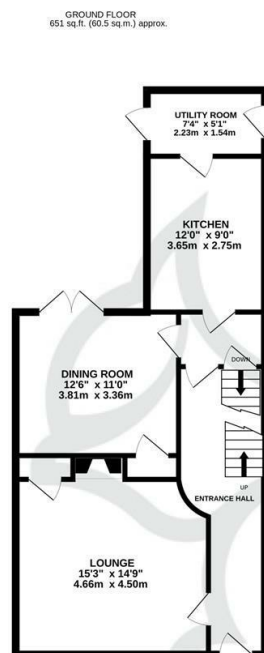
On the top floor of the property there are three further rooms and a neat shower room. These three rooms are currently set as a guest room, library and craft room proving the flexibility of the accommodation on offer. On the top floor two of the bedrooms have had new ceilings and flooring within the last 6 months however the property does require modernisation. Externally the garden is a patio courtyard with a brick built outhouse.











TOTAL FLOOR AREA : 2022 sq.ft. (187.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
Exempt

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