



Ballingdon Street, Sudbury CO10 2BP

welcome to

Ballingdon Street, Sudbury

This three bedroom character cottage has been masterfully renovated & greatly improved by the current owners, offering deceptively spacious & well presented accommodation throughout including a beautiful lounge & stunning kitchen/diner & is enhanced with an en-suite and ground floor bathroom.

The Property

This beautiful Grade II listed cottage is brimming with character features throughout. The property has undergone a stylish and sympathetic renovation by the current owners, giving modern day necessities that blend perfectly with the style and substance of a home of this age. From the front it appears to be a 19th Century cottage with rendered elevations, a parapet wall and sash windows, but the interior suggests much earlier origins, perhaps 17th Century with a later Georgian extension. The rooms have unusually high ceilings on both the ground and first floors. The accommodation greets you with a large entrance hall with useful study area and storage, with some original features highlighted, to the rear of the property is the bright and spacious lounge that again makes the most of the original features and is enhanced with an open fire. Also from the entrance hall you will find the modern and stylish kitchen/diner, with access to the landscaped garden and also the ground floor bathroom. On the first floor you will find the newly created principal suite with dressing room and en-suite and also the second bedroom, a stairwell then leads up to the third bedroom / studio.

Entrance Porch

Door to front aspect. Glazed door leading to:-

Reception Hall/ Study

Exposed ceiling timbers. Sash window to front aspect with fitted shutters. Stairs rising to first floor. Large storage cupboard. Exposed brick feature wall with fitted lighting. Radiator.

Lounge

Believed to be part of the Georgian extension with high ceiling. Sash window to rear aspect. Original built in storage cupboards. Fitted book shelves.

Open fire. Radiator.

Kitchen / Diner

Double glazed french doors leading to garden. Fitted kitchen with a range of matching bespoke wall and base units over areas of work surface. Sink with mixer tap set into worktop. Integral fridge/freezer and dishwasher. Integral Smeg oven with inset gas hob and extractor over. Large utility cupboard housing central heating boiler and hot water tank. A smaller kitchenette area has a range of matching wall and base units to match the kitchen. Radiator.

Bathroom

Window to rear and suite comprising of bath, vanity wash hand basin and low level W.C.

Landing

Sash window to front aspect with secondary glazing. Built in storage. Door leading to stairwell which leads to bedroom three/loft room. Radiator.

Bedroom One

Commencing with a dressing room with fitted and built in storage. Doors leading to ensuite and opening on to the main part of the bedroom with double glazed window to rear aspect. Radiator. Loft storage cupboard. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Bedroom Two

Sash window to front aspect with secondary glazing. Radiator.





Bedroom Three / Loft Room

Some restricted head height. Double glazed window to side aspect.

Rear Garden

The beautiful landscaped garden commences with a large patio seating area. There are areas of mature shrubs and flower beds, as well as further seating areas. Shed with power connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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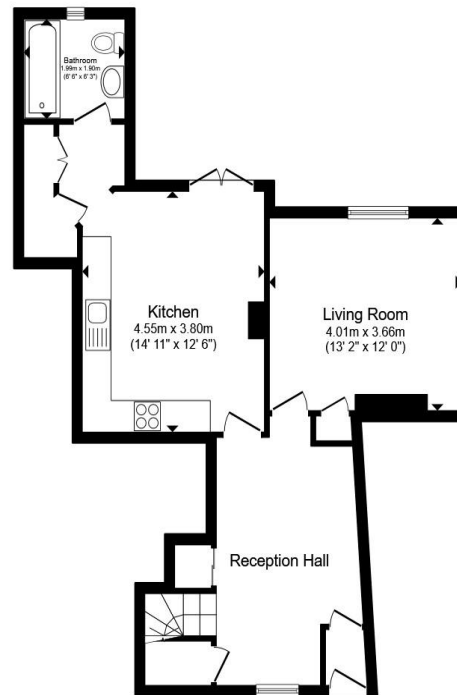
welcome to

Ballington Street, Sudbury

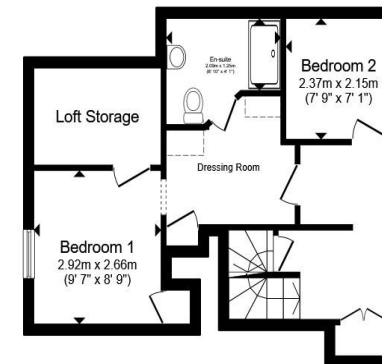
- Grade II listed cottage believed to date back to the 17th century.
- Renovated and greatly improved by the current owners
- Beautiful lounge with open fire
- Stunning kitchen / diner
- Spacious entrance hall with study area

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

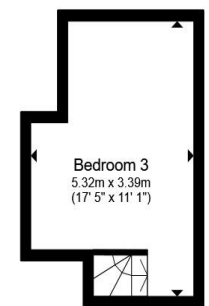
£350,000



Ground Floor



First Floor



Second Floor

Total floor area 112.8 m² (1,214 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:
SUD111577 - 0005

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