



## East Street, Sudbury, Suffolk. CO10 2TT.

Tucked away in a peaceful yet convenient location within easy reach of Sudbury Town Centre, this beautifully presented two-bedroom Victorian cottage seamlessly combines period charm with modern living. Meticulously enhanced by its current owners, the property offers a perfect balance of contemporary comforts and traditional character.

- A Brilliant First Time Buy
- A Private Yet Central Location In Sudbury
- Presented To The Market In Excellent Condition
- Two Double Bedrooms
- Front Aspect Living Room With Feature Fireplace & Log Burner
- Kitchen/Diner With High Quality Appliances & Worktops
- Utility Area & Downstairs Bathroom
- Sizeable Rear Garden
- Parking For Several Cars To The Rear



# Property Details.

## Room Measurements

### Entrance Porch

With composite door to enter, excellent storage space for coats and shoes, door to;

### Living Room



3.71m x 3.64m (12' 2" x 11' 11") With window to front aspect, parquet flooring, feature fireplace with inset log burner with oak beam, TV point, leading to;

### Kitchen/Diner



7.69m x 3.72m (25' 3" x 12' 2") A stunning and traditional space offering a range shaker style units with drawers and Quartz worktops over, double oven with extractor hood over, integrated dishwasher and fridge/freezer, inset sink, Velux window, French doors to garden, stairs to first floor with cupboard under.

### Utility Area

With space and plumbing for washing machine, door to;



### Bathroom



2.04m x 1.92m (6' 8" x 6' 4") Offering a free-standing bath tub with shower attachment over the tub, low level WC, vanity unit and Velux window.

### Landing

With doors to;

# Property Details.

## Bedroom One



3.69m x 3.6m (12' 1" x 11' 10") With window to front aspect, radiator, built in wardrobes.

## Bedroom Two



3.58m x 2.73m (11' 9" x 8' 11") With window to rear, radiator, storage cupboard.

## Rear Garden



The rear garden is a true highlight of this property. Immaculately maintained, it offers a blend of paved and lawned areas, perfect for outdoor entertaining or relaxation. A versatile summer room provides additional space for a home office or storage. The garden is also enclosed and a rear gate provides access to the parking.

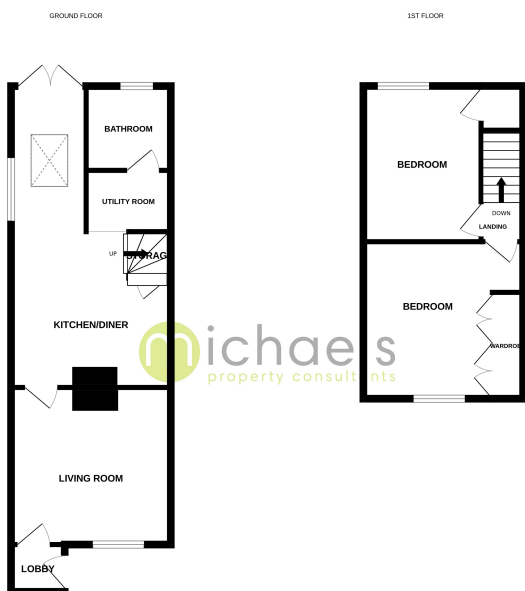
## Parking



Beyond the garden, off-street parking for two vehicles is available, along with a robust metal garage offering extra parking or storage options.

# Property Details.

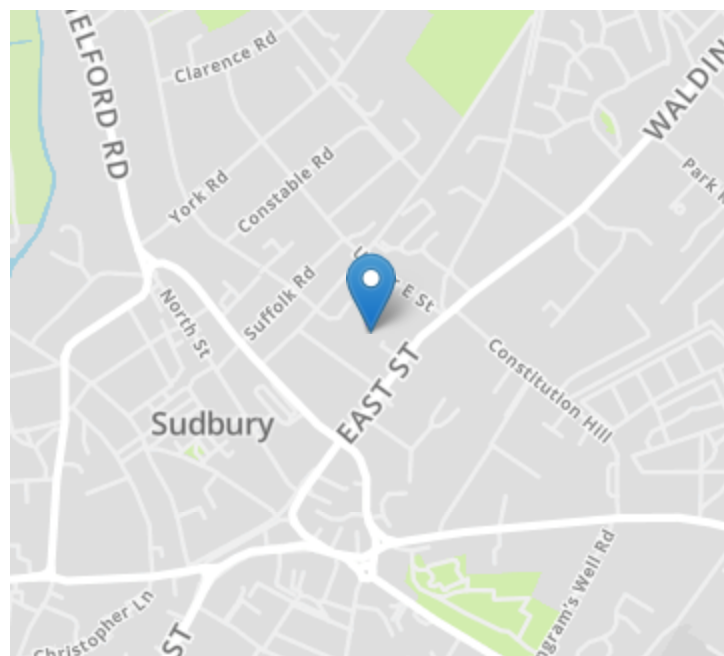
## Floorplans



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Whilst every effort has been made to ensure the accuracy of the floorplans and plans, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be relied upon for any prospective purchase. The services, fixtures and appliances shown herein have not been tested and no guarantee as to their quantity or condition can be given.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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