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Lark Rise, Sudbury, Suffolk, CO10 7PB
Guide Price £425,000 to £450,000

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- Extended Detached House
- Four Bedrooms
- Two Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Howdens Fitted in 2025
- Good Size Corner Plot
- Double-Width Driveway
- Double Garage



This nicely presented and extended four-bedroom detached house, occupying a lovely corner plot in Sudbury, benefits from a double-width driveway providing off-road parking, a double garage, good-sized rear garden with utility/storage room and brick-built shed, Howdens kitchen fitted in 2025, gas central heating, and double-glazing. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor shower room, kitchen, living room, dining room, first floor

landing, four bedrooms, and family bathroom.

Set in the heart of the Stour Valley, an area of outstanding natural beauty, Sudbury is an ancient market town dating back to Saxon times. Sudbury has been used for television locations, most significantly for BBC's Lovejoy, and is surrounded by the attractive countryside so often painted by Constable and Gainsborough and by quintessentially English villages. The marketplace is the centre of the town with many fine buildings, and the town offers plenty of

restaurants, cafes and bars as well as a mix of shops. The Sudbury water meadows are beautiful and are crossed by many footpaths which are excellent for walking. Friars Meadow, closest to the town, is an ideal place for a picnic and next to the Kingfisher Leisure Centre, The Valley Trail starts, and this runs along a disused railway as far as Long Melford. The Trail forms part of the National Cycle Network Route 13 and the St Edmunds Way.

Outside – Front: The tiered garden has laid to lawn and shingle areas

with a gate leading to the rear garden.

Entrance Hall: 6'4" x 5' (1.93m x 1.52m) Laminate floor, a radiator, staircase rising to the first floor, and doors providing access to the shower room, kitchen and living room.

Shower Room: 6'7" x 6'4" (2m x 1.93m) A three-piece suite comprising a shower enclosure, low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along with a heated towel rail and double-glazed window to the front aspect.



Kitchen: 11'11" x 9'2" (3.63m x 2.8m)

The kitchen was fitted by Howdens in 2025 and features a range of modern eye and base units with drawers complemented by under unit lighting, square edge work surfaces, and decorative tiled splashbacks. There is space for all appliances, a built-in extractor hood, cupboard housing the boiler, a radiator, double-glazed window to the rear aspect, double-glazed door opening out to the rear garden, and a door to the dining room.

Living Room: 14'6" x 13'4" (4.42m x 4.06m) Double-glazed window to

the front aspect, laminate floor, wood burning stove, a radiator, and double doors leading to:

Dining Room: 17'6" x 10'9" (5.33m x 3.28m) Dual aspect with double-glazed windows to the rear and side, double-glazed sliding patio door opening out to the rear garden, and a radiator.

First Floor Landing: Loft access and doors providing access to the bedrooms and bathroom.

Bedroom One: 16'1" x 9'8" (4.9m x 2.95m) Dual aspect with double-glazed windows to the front and rear, a radiator, and a range of built-in wardrobes.

Bedroom Two: 13'8" x 10' (4.17m x 3.05m) Double-glazed window to the front aspect and a radiator.

Bedroom Three: 11'3" x 10' (3.43m x 3.05m) Double-glazed window to the rear aspect and a radiator.

Bedroom Four: 10'5" x 7'2" (3.18m x 2.18m) Double-glazed window to the front aspect, a radiator, and a built-in cupboard.

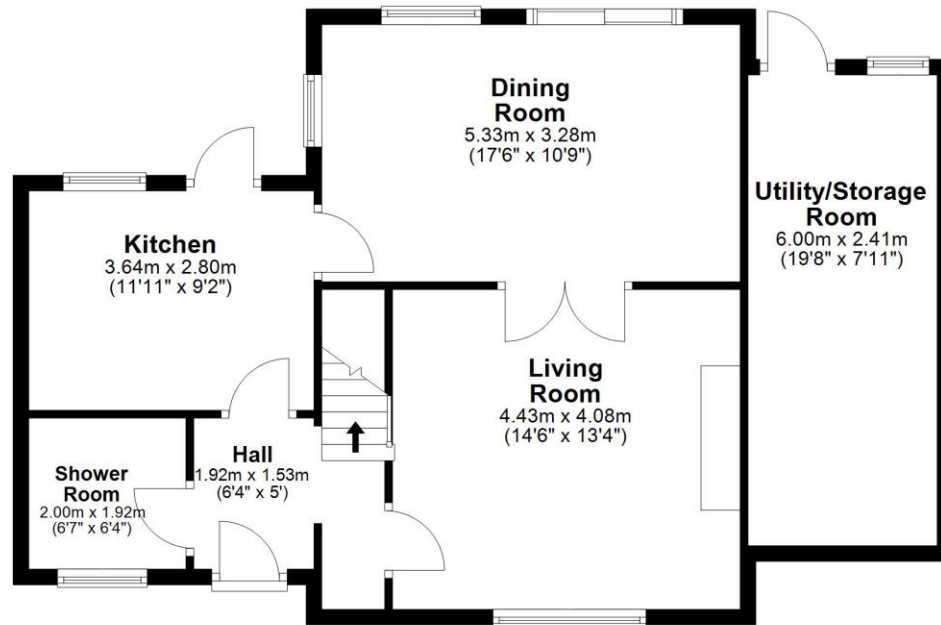
Family Bathroom: 7'5" x 7'2" (2.26m x 2.18m) A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin, along with a heated towel rail, tiled splashbacks, and opaque double-glazed

windows to the rear and side aspects.

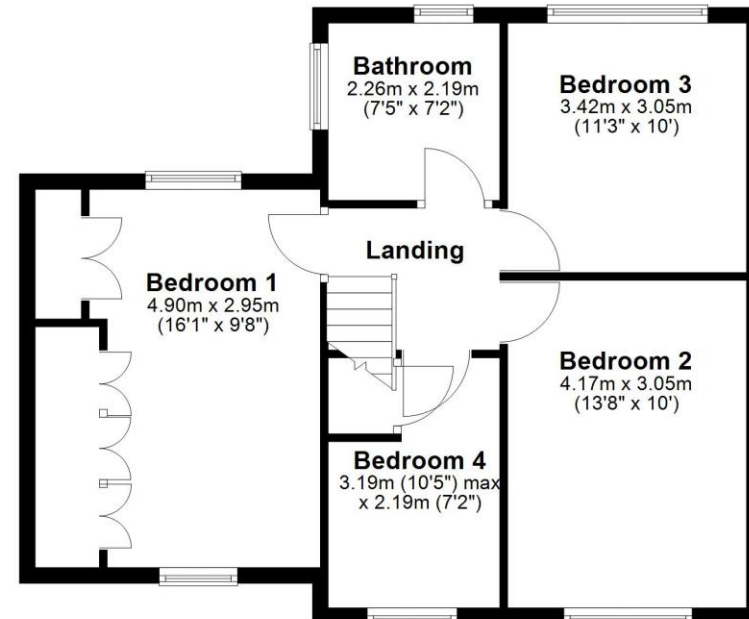
Outside – Rear: The good-sized garden is tiered with laid to lawn areas, a patio, shingle borders, outside tap, and is fully enclosed by fencing. Within the garden is a utility/storage room (19'8 x 7'11) which has power and light connected, a brick-built shed (11'6 x 7'3) which has power and light connected, and a door to the garage.

Garage: 18' x 15'10" (5.49m x 4.83m) Up and over door, two windows to the side aspect, and a pedestrian door opening out to the rear garden.

Ground Floor
 Approx. 72.8 sq. metres (783.8 sq. feet)



First Floor
 Approx. 57.8 sq. metres (621.7 sq. feet)



Total area: approx. 130.6 sq. metres (1405.5 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: C



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