



10 Lark Rise, Sudbury

Minors & Brady



10 Lark Rise

Sudbury

Imagine coming home to a property that offers the space every growing household desires, with generous living areas, a substantial garden and a peaceful semi-rural setting, all within easy reach of Sudbury's amenities, schools and transport links. Occupying a sizeable corner plot, this extended four-bedroom detached home has been thoughtfully arranged for modern family living, featuring a stylish Howdens kitchen fitted in 2025, two versatile reception rooms, a ground-floor shower room and first-floor family bathroom. Outside, the impressive garden is complemented by a utility/storage room, a brick-built shed, double garage and ample driveway parking, while excellent storage throughout and easy access to countryside walks make this a practical and highly appealing home for families seeking both space and convenience.

- Extended detached residence occupying a generous corner plot in a peaceful position on the edge of the market town of Sudbury
- Four well-proportioned bedrooms arranged across the first floor, offering flexible family accommodation
- Contemporary Howdens kitchen installed in 2025, thoughtfully designed with extensive cabinetry and workspace
- Dual-aspect sitting room centred around a wood-burning stove, creating a welcoming focal point
- Separate dining room with a garden outlook and direct access to the terrace, ideal for entertaining and everyday living
- Ground floor shower room and first-floor family bathroom, providing convenience for modern households
- Established rear gardens with lawned areas, patio seating and a variety of useful outdoor spaces





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The Location

Lark Rise is situated on the western side of Sudbury, one of Suffolk's best-known market towns, offering a balance of everyday convenience and access to some of the county's most attractive countryside. Sudbury's historic centre provides a mix of national retailers, independent shops, cafés, restaurants and traditional pubs, creating a lively community atmosphere throughout the year.

Residents benefit from a wide range of practical amenities within easy reach. The town offers several supermarkets, healthcare services, dental practices, pharmacies and leisure facilities, including the popular Kingfisher Leisure Centre with swimming, fitness and sports facilities.

For families, the area is well served by education options. Schools within and around this part of Sudbury include St Gregory Church of England Primary School, St Joseph's Catholic Primary School, Tudor Church of England Primary School, Thomas Gainsborough School and Ormiston Sudbury Academy, providing education from primary through to secondary level.

Connectivity is another strength of the location. Sudbury railway station provides regular services along the Gainsborough Line to Marks Tey, where onward connections are available to London Liverpool Street, making the area attractive to commuters. Road links are equally convenient, with access to the A131, A134 and wider regional network connecting to Colchester, Bury St Edmunds, Ipswich and Cambridge. Local bus services support travel within the town and surrounding villages.





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At the rear a double-width driveway provides ample off-road parking and leads up to the double garage. Positioned on an attractive corner plot, the front garden is arranged with lawn and shingle areas, creating a welcoming first impression while enhancing the property's sense of space and privacy.

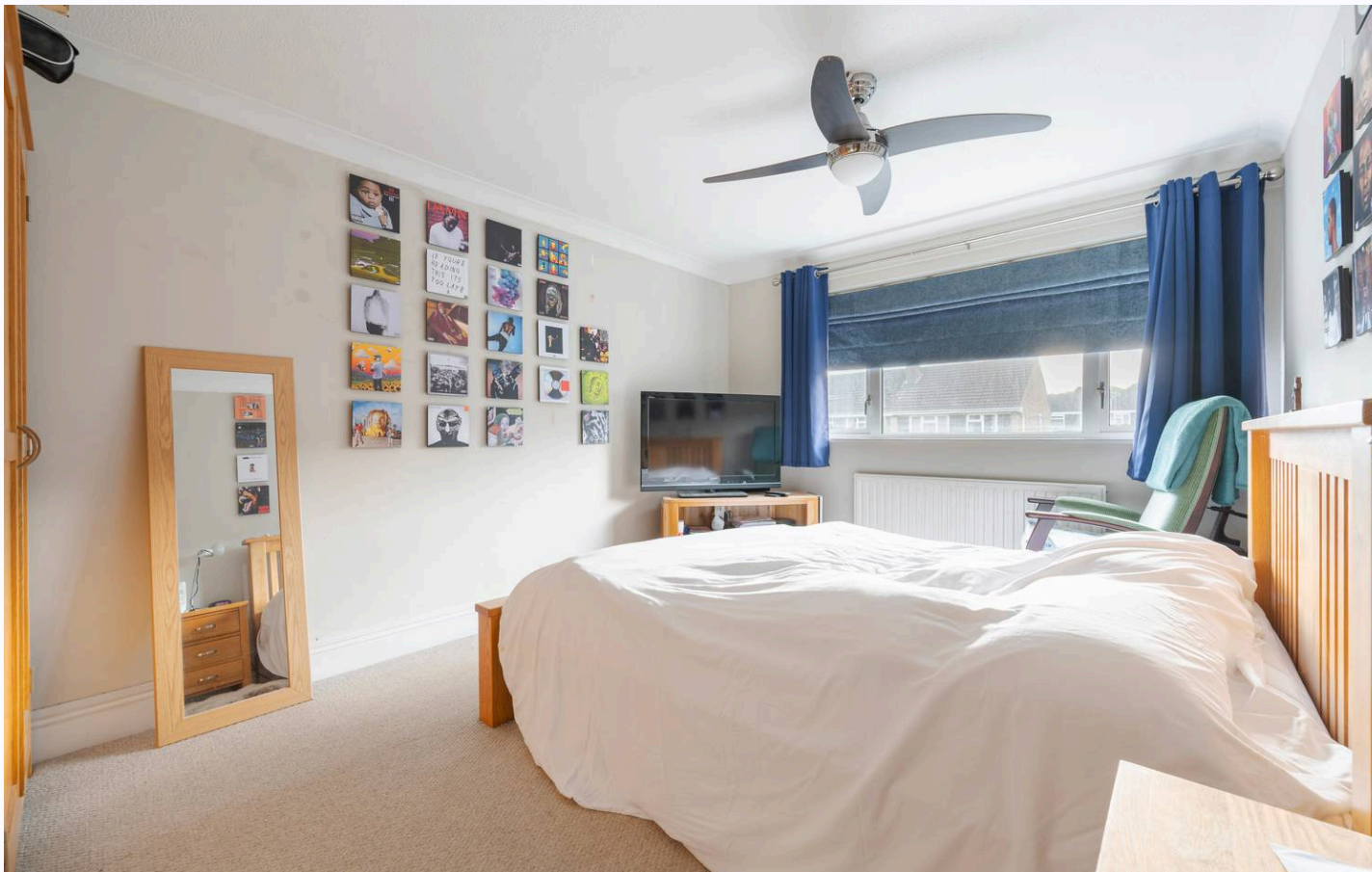
Stepping inside, the entrance hall provides an inviting introduction to the home, with a staircase rising to the first floor and access to the principal ground-floor accommodation. Practical and well laid out, the hall immediately highlights the property's generous proportions and family-friendly layout.

A useful ground-floor shower room is located off the hallway, fitted with a modern three-piece suite comprising a shower enclosure, vanity wash basin with storage beneath and a low-level WC. This additional facility adds further convenience for busy households and visiting guests.

The living room is a particularly appealing space, flooded with natural light from the front-facing window and centred around an attractive wood-burning stove, creating a warm and welcoming atmosphere throughout the year. The room offers excellent space for family relaxation and everyday living, while double doors create a seamless connection to the adjoining dining room.



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The dining room provides an excellent setting for both formal entertaining and family gatherings. Enjoying a dual-aspect position with windows overlooking the garden and a sliding patio door opening outside, this room feels bright and spacious throughout the day. The extension has significantly enhanced the overall living accommodation, creating a versatile space that can easily adapt to changing family needs.

Forming the heart of the home, the recently installed Howdens kitchen has been fitted to a high standard and provides an excellent range of contemporary wall and base units complemented by generous work surface areas. Under-unit lighting enhances both practicality and style, while there is ample space for appliances. A door opening directly onto the rear garden makes outdoor dining and entertaining particularly convenient, whilst the connection to the dining room ensures a sociable flow between the principal living spaces.

The first-floor landing provides access to all four bedrooms and the family bathroom, creating a well-organised layout ideally suited to family occupation.

The principal bedroom is an impressively proportioned room, benefiting from dual-aspect windows that allow natural light to flow throughout the space. A comprehensive range of built-in wardrobes provides excellent storage and contributes to the room's practical appeal.





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The second bedroom is another spacious double room, comfortably accommodating a range of furnishings and offering flexibility for growing families, guests or home working requirements. Bedroom three is also generously sized and enjoys pleasant views over the rear garden. The fourth bedroom benefits from a built-in storage cupboard and would serve equally well as a child's bedroom, nursery, dressing room or home office.

Serving the first-floor, the family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Outside, the rear garden represents one of the property's most attractive features. Occupying a substantial corner plot, the garden offers an excellent amount of outdoor space for families, entertaining and gardening enthusiasts. Thoughtfully arranged with lawned areas, patio seating space and attractive borders, the garden enjoys a high degree of privacy and provides plenty of room for children to play and adults to relax. The outdoor space continues to benefit from a practical utility and storage room with power and lighting connected, providing superb additional workspace and storage capacity. A separate brick-built shed, also equipped with power and lighting, offers further flexibility for hobbies, storage or workshop use.

Agents Note

This property will be sold freehold.

Gas central heating system.

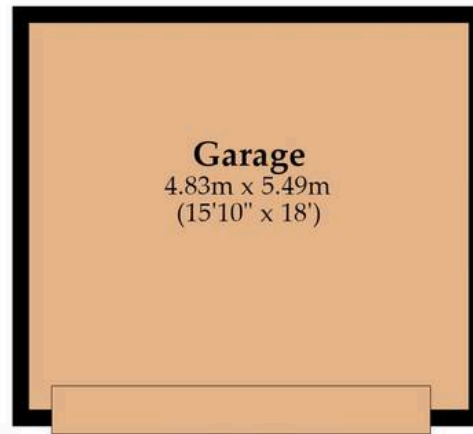
Connected to mains water, electricity and drainage.



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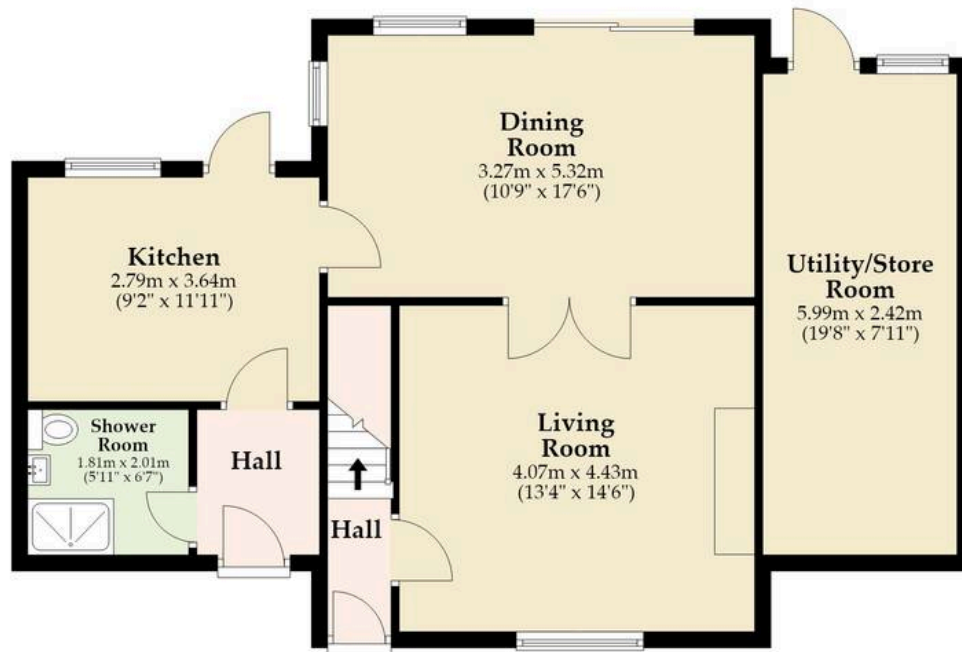
Garage

Approx. 26.5 sq. metres (285.0 sq. feet)



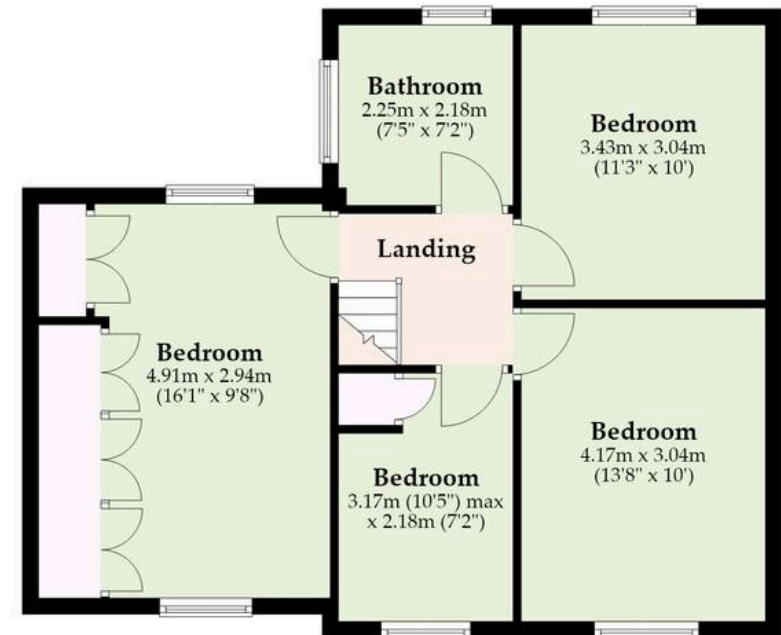
Ground Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



First Floor

Approx. 58.7 sq. metres (631.8 sq. feet)



Total area: approx. 157.6 sq. metres (1696.4 sq. feet)

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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.

Plan produced using PlanUp.

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