

## Description

Approximate Room Sizes

**THE PROPERTY** Welcome to this charming three-bedroom detached house located in the heart of Sudbury. This inviting property offers a blend of modern comfort and classic appeal, perfect for families and those who love to entertain.

Step into a bright and spacious entrance that leads you to a well-appointed kitchen, ideal for home cooking and gatherings. The ground floor features a generous reception room, including a space at the rear with windows and doors overlooking the rear garden that is bathed in natural light. A convenient ground floor toilet adds to the functionality of this level.

Upstairs, you'll find three well-proportioned bedrooms. The master bedroom is a tranquil retreat with ample space and natural light, creating a perfect haven to unwind after a long day. The remaining bedrooms are versatile and can accommodate various needs, from guest rooms to home offices.

The contemporary bathroom boasts underfloor heating, ensuring comfort even on the coldest days. A second toilet is also thoughtfully placed on the first floor for added convenience.

The property is complemented by a well-maintained garden, providing a peaceful outdoor space for relaxation and recreation. Additionally, there is ample off-road parking and a garage, offering ease and security for multiple vehicles.

**THE LOCATION** Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known

for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

**AGENTS NOTE** Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

**KITCHEN** 12' 9" x 9' 2" (3.89m x 2.79m)

**SITTING/ DINING ROOM** 17' 5" x 12' 4" (5.31m x 3.76m)

**GARDEN ROOM** 12' 2" x 7' 3" (3.71m x 2.21m)

**MASTER BEDROOM** 12' 10" x 9' 2" (3.91m x 2.79m)

**BEDROOM 2** 12' 3" x 9' 2" (3.73m x 2.79m)

**BEDROOM 3** 9' x 7' 11" (2.74m x 2.41m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

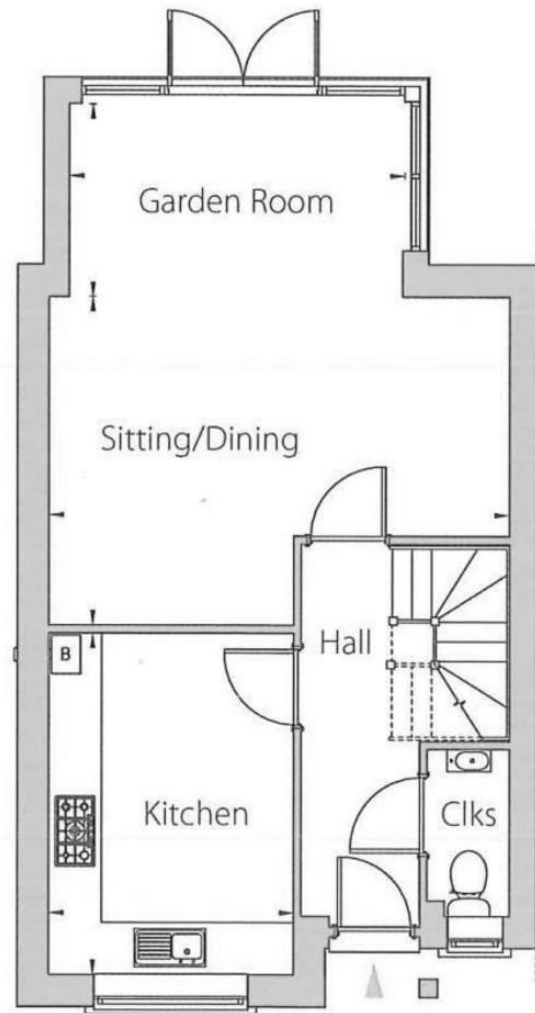
Post Code – CO10 2PR

Viewings by appointment

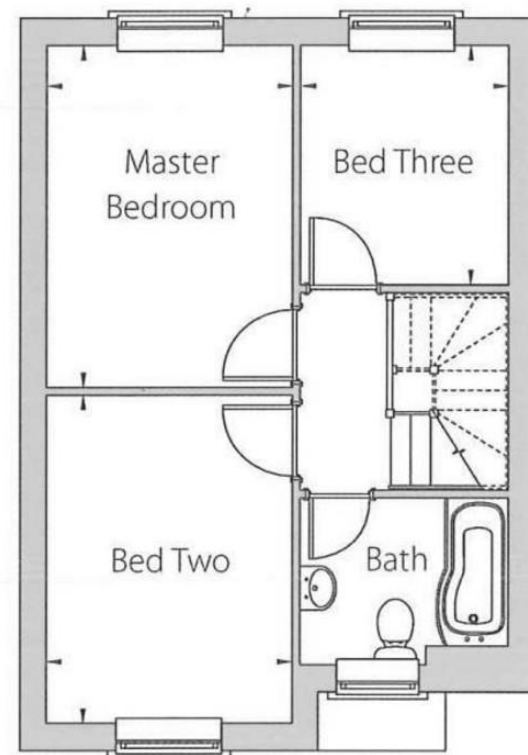
Bychoice Estate Agents

Tel: 01787 468400





Ground Floor



First Floor



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-28	F		

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Burroughs Piece Road | Sudbury | CO10 2PR

**£350,000**

Located within walking distance to Sudbury town centre & train station is this modern three bedroom detached home. Boasting a spacious kitchen, sitting/dining room, ground floor w/c, first floor bathroom, private garden, garage and parking. Close to doctors surgery, supermarkets, shops & ample other amenities.

- Three Bedrooms
- Modern Fitted Kitchen
- Sitting/Dining Room
- Ground Floor WC
- First Floor Bathroom
- Private Rear Garden
- Garage & Ample Parking