

## Description

### Approximate Room Sizes

**THE PROPERTY** The living space features a double glazed door and window to the front aspect, with a radiator and an open connection to the kitchen/diner. The kitchen/diner includes two double glazed windows to the rear aspect and a double glazed door leading to the conservatory. It is equipped with a fitted kitchen containing matching wall and base units over work surfaces. The sink and drainer unit with a mixer tap, as well as an integral oven with hob and hood over, are complemented by space for appliances and a central heating boiler. An under stairs storage cupboard is also present.

A shower room with a double glazed window to the front aspect consists of a suite comprising a low-level WC, wash hand basin, and a shower cubicle, with an electric heater. The conservatory features double glazed windows on three sides and a double glazed door leading to the garden.

The landing provides access to the loft and an airing cupboard. Bedroom One offers a double glazed window to the front aspect, an overstairs cupboard, built-in wardrobe, and a radiator. Bedroom Two includes a double glazed window to the rear aspect and a radiator. Bedroom Three comprises a double glazed window to the rear aspect and a radiator.

The bathroom, with a double glazed window to the front aspect, consists of a suite comprising a vanity wash hand basin and a bath with mixer taps and a shower over. There is also a radiator. The cloakroom, with a double glazed window to the side aspect, features a low-level WC and a radiator.

The exterior of the property, situated on a corner plot, showcases a low-maintenance garden with a shed and a spacious lawned area at the front.

**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 neighboring 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 neighboring 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 centers, museums, and a lively waterfront area.

**SITTING ROOM 15' 10" x 10' 10" (4.83m x 3.3m)**

**KITCHEN/DINER 21' 4" x 15' 5" (6.5m x 4.7m)**

**BEDROOM ONE 12' 11" x 9' 7" (3.94m x 2.92m)**

**BEDROOM TWO 12' 10" x 9' 6" (3.91m x 2.9m)**

**BEDROOM THREE 8' 2" x 7' 11" (2.49m x 2.41m)**

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1NT

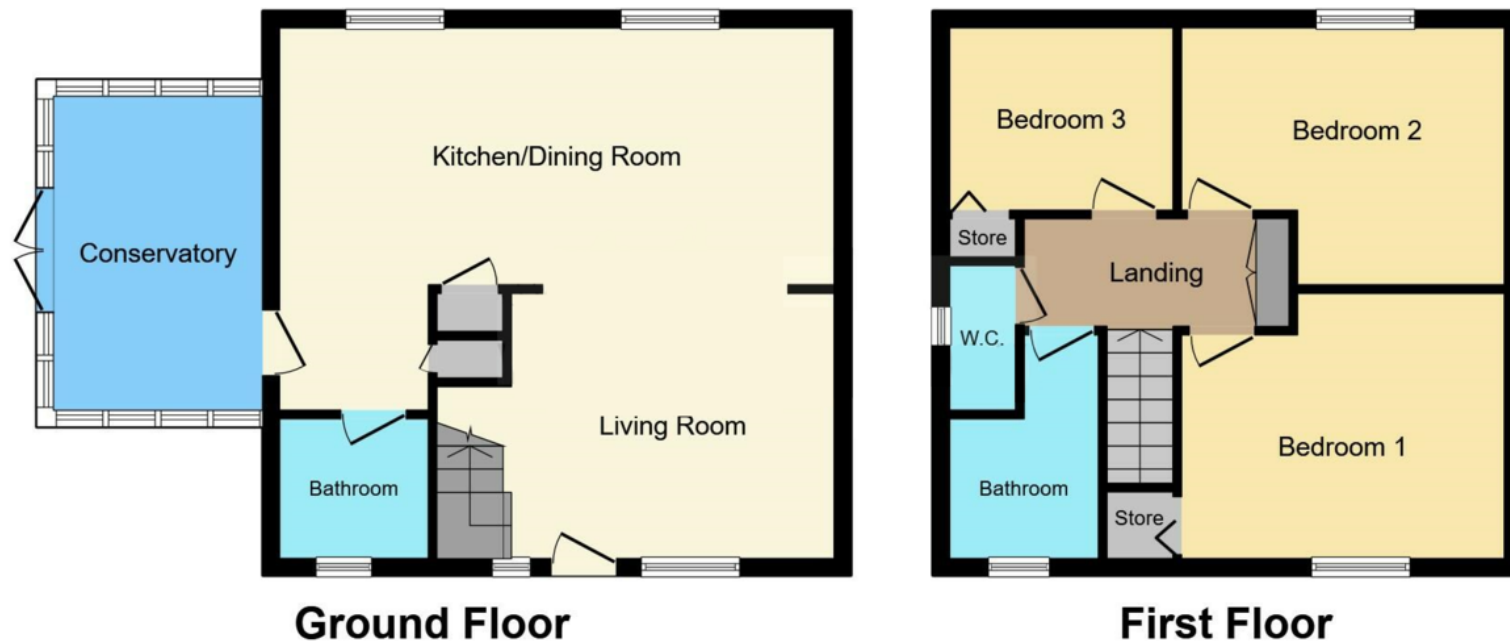
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.  
Awaiting EPC

**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 are 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

## Tudor Road | Sudbury | CO10 1NT

3-bed home with a well-equipped kitchen/diner, conservatory, and a stylish shower room. Bedrooms offer ample storage. Exterior boasts a low-maintenance garden on a corner plot. Sudbury, a historic town with vibrant markets, diverse dining options, cultural attractions, and picturesque countryside. Excellent transport links, schools, healthcare, and proximity to neighboring towns make it an ideal home base.

## Guide Price - £270,000

- Three Bedrooms
- Open Plan Living
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Ground Floor Shower Room
- First Floor Bathroom & W/C