

## Summary

This three-bedroom, semi-detached home, located in a highly sought-after area of Sudbury, has been renovated to a high standard throughout by the current owners. The property features new double glazing and a new boiler. It is within short walking distance to both primary and secondary schools, a local convenience store, Sudbury Water Meadows, and the town centre.. NO ONWARD CHAIN.

## Description

### Approximate Room Sizes

**THE PROPERTY** Upon entering, you step into a welcoming entrance hall with doors leading to the sitting/dining room and stairs ascending to the first-floor landing. The sitting/dining room features windows overlooking the front garden and provides access to the kitchen. The modern kitchen, with views of the rear garden, includes a door leading outside. It is equipped with matching wall and base units and integrated appliances.

The first-floor landing grants access to three bedrooms and a contemporary bathroom, which includes a close-coupled toilet, washbasin, and a panelled bath with shower attachments.

Externally, the property boasts a beautifully landscaped front garden with lush green lawns. The rear garden starts with a decking area and steps up to a well-maintained lawn, enclosed by wood panel fencing.

### 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** This property has been renovated to a high standard throughout by the current owners, with there being new double glazing and a new boiler installed.

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 outdoor with EE, Three, O2 & Vodaphone. (Ofcom data)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Post Code – CO10 1NS

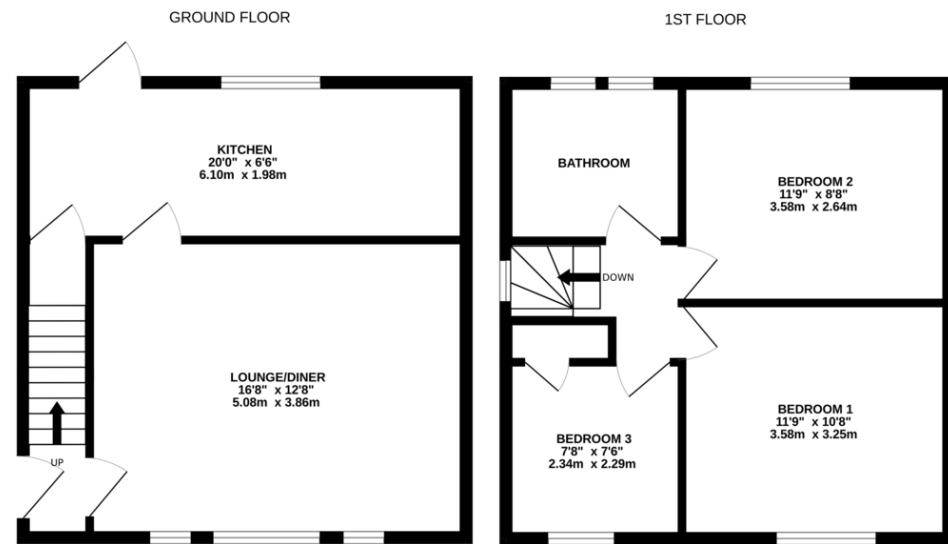
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Contact Details

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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

Tudor Road | Sudbury | CO10 1NS

Offers In Excess Of £270,000

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- Three Bedrooms
- Recently Refurbished/Modernised
- Sitting/Dining Room
- Kitchen
- First Floor Bathroom
- Front & Rear Gardens