

Summary

This well-designed home features a spacious sitting/dining room that flows into a bright conservatory. The kitchen, W/C, and stairs to the first floor are accessed via a central hallway. Upstairs, the main bedroom has an ensuite, and two additional bedrooms share a bathroom. The wraparound garden leads to a garage and parking space.

Description

Approximate Room Sizes

THE PROPERTY This beautifully designed property offers a spacious and well-thought-out layout, ideal for modern living. Upon entering, you're greeted by a welcoming hallway that connects the kitchen to the expansive sitting/dining room and the convenient W/C. The hallway also features a staircase leading to the first-floor landing. The sitting/dining room is the heart of the home, offering ample space for relaxation and dining. This room extends seamlessly into the conservatory, which provides a bright and airy additional living space, perfect for enjoying the garden views.

The first floor features three well-proportioned bedrooms. The main bedroom boasts its own ensuite, offering privacy and convenience. The two additional bedrooms share easy access to the family bathroom, making it ideal for families or guests.

Outside, the property includes a charming small front garden and a pathway leading to a rear garden that wraps around the house. This garden is enclosed by wooden fencing, providing privacy and a safe space for outdoor activities. Steps lead up to a gate that offers access to the garage and a designated parking space.

This home perfectly combines comfort, practicality, and outdoor living, making it an excellent choice for a variety of lifestyles.

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 Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with downloads 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 & Vodaphone. (Ofcom data)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

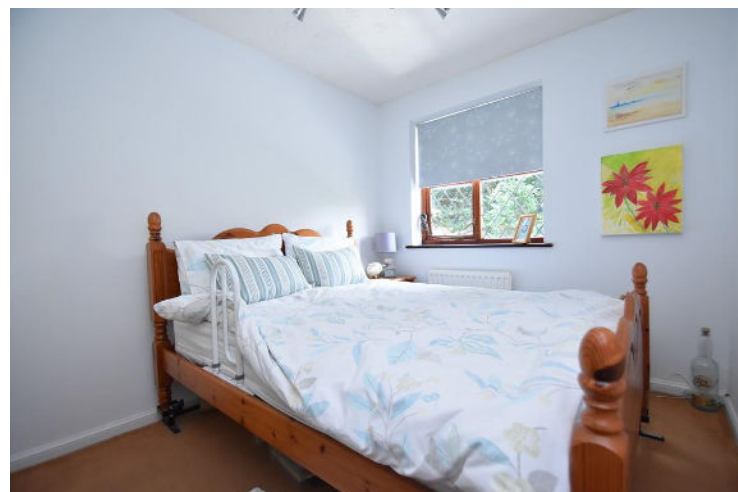
Tenure – Freehold

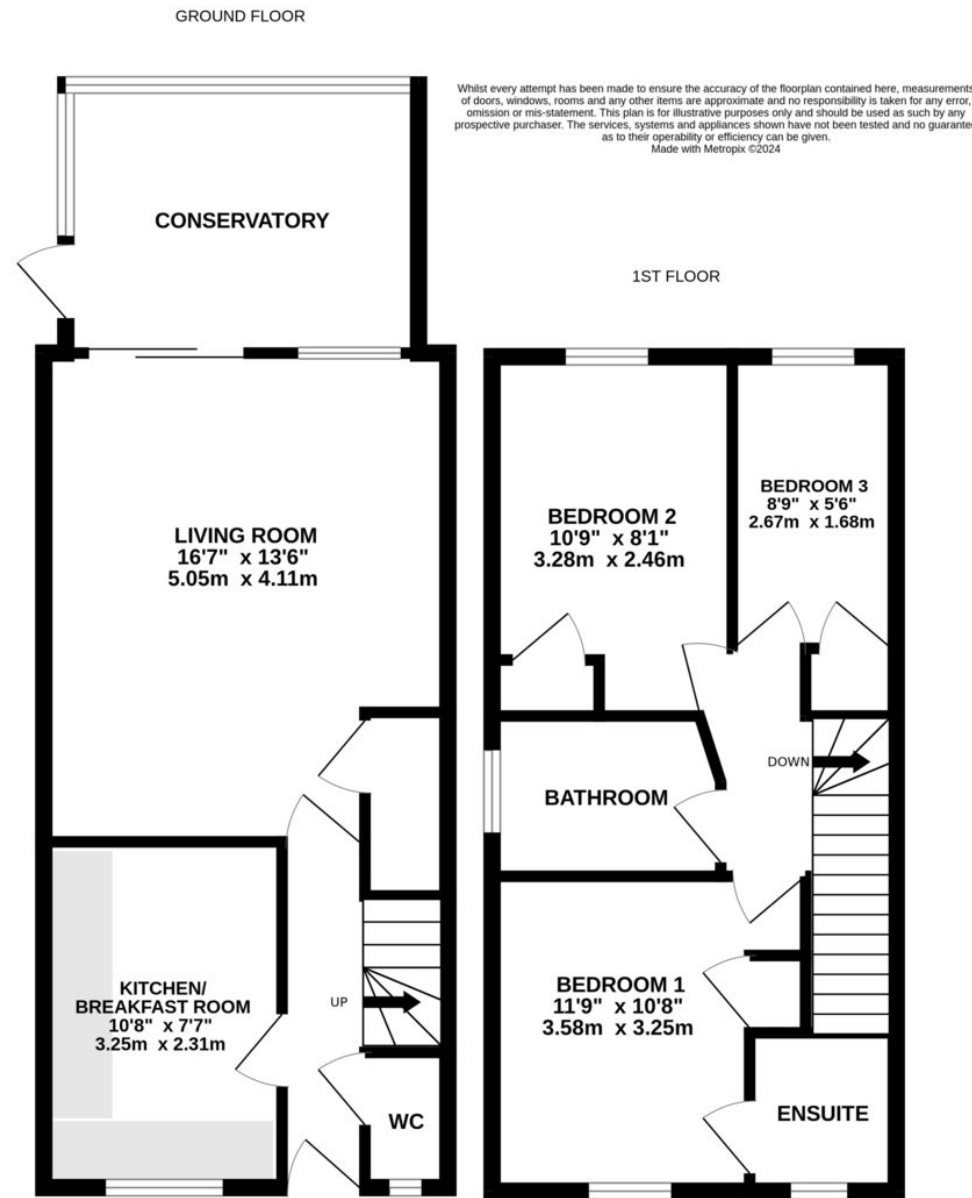
Post Code – CO10 1PY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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

Aubrey Drive | Sudbury | CO10 1PY

£300,000

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- Three Bedrooms
- Kitchen
- Sitting Room & Conservatory
- Ground Floor W/C
- Bathroom & Ensuite
- Wrap Around Garden
- Garage & Off Road Parking