

## Description

**THE PROPERTY** Upon entering, you are greeted by a spacious entrance hall leading to various rooms on the ground floor. The sitting room offers a generous living space with a feature fireplace, and French doors that open to the rear garden, allowing for plenty of natural light to flood the space. Adjacent is the dining room, an ideal area for family meals or entertaining, with a large window overlooking the garden.

The kitchen/breakfast room has been designed with modern white cabinetry, sleek black countertops, and integrated appliances, offering a stylish yet functional space. The kitchen benefits from a convenient breakfast bar area and connects to a separate utility room with additional storage and access to the side of the property and ground floor w/c.

The study located at the front of the house offers a quiet workspace, perfect for remote working or a hobby room.

Upstairs, you will find four well-appointed bedrooms. The master bedroom features its own ensuite shower room, offering privacy and convenience. Bedrooms two, three, and four are all generously sized, with bedroom two also benefiting from an ensuite shower room. A modern family bathroom serves the remaining bedrooms, with a full-size bath and contemporary fixtures.

The rear garden is a peaceful retreat, featuring a patio area, a well-maintained lawn, and mature borders that provide both privacy and a splash of greenery. There's also a small additional seating area perfect for enjoying summer evenings. The tandem garage provides ample space for vehicles or additional storage, with driveway parking for multiple cars 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 neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and 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 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 – E

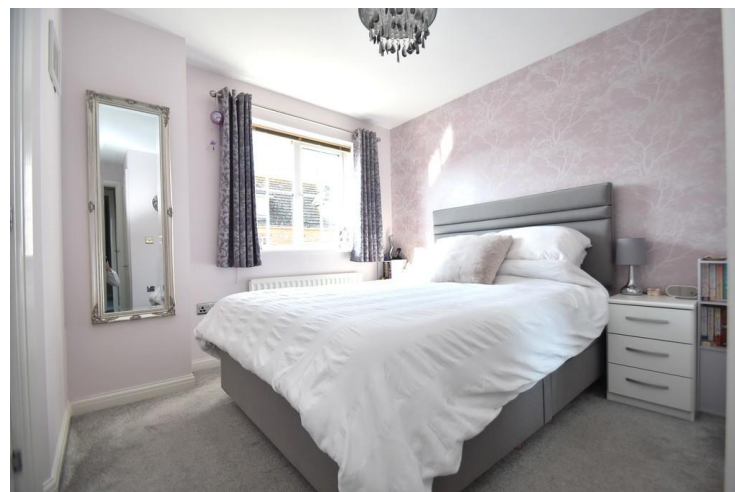
Tenure – Freehold

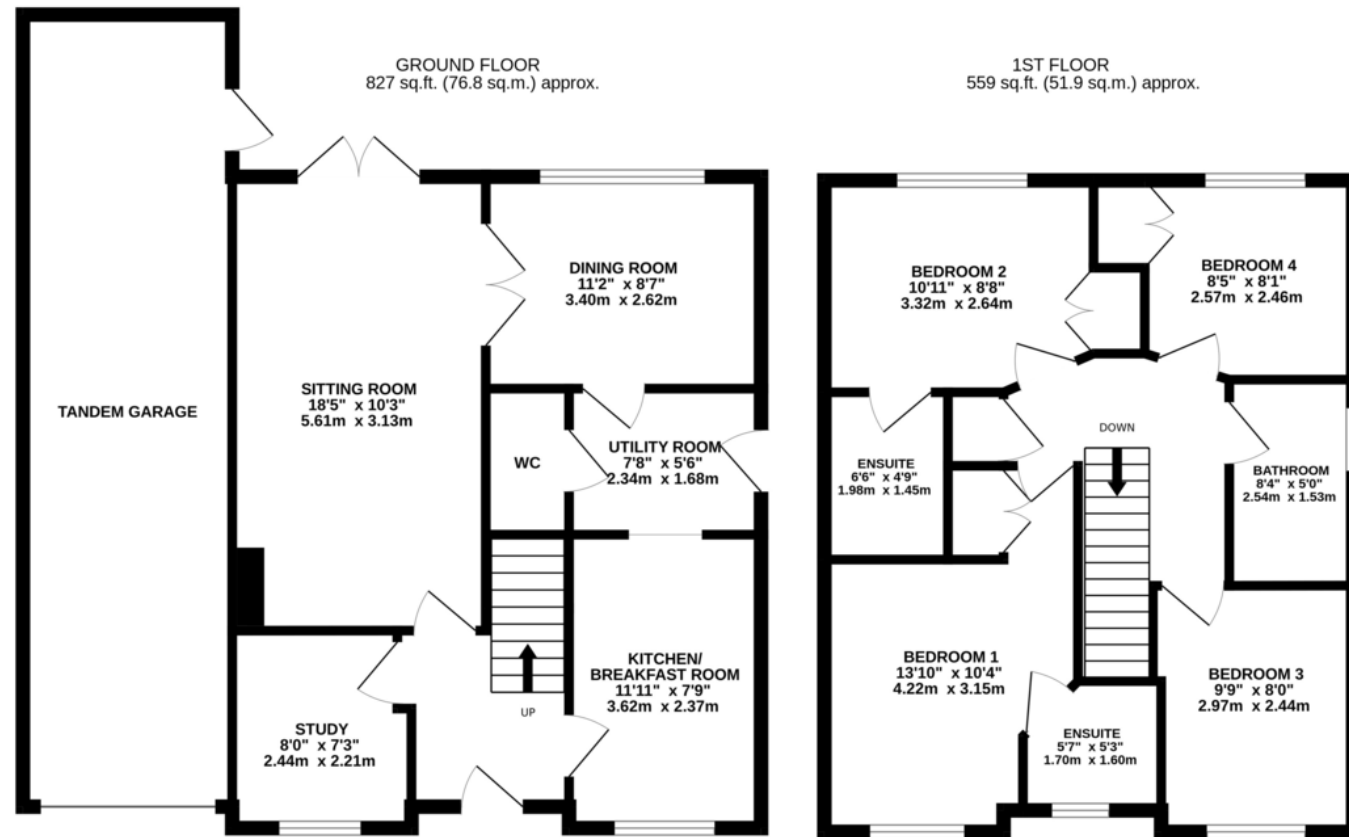
Post Code – CO10 1QG

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 1385 sq.ft. (128.7 sq.m.) approx.

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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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

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### Herbert Close | Sudbury | CO10 1QG

£425,000

A four bedroom detached family home located in a desirable cul-de-sac and just a short walk from Sudbury Health Centre and a short drive to the town centre. Boasting a study, two reception rooms, kitchen/breakfast room, utility, ground floor w/c, two ensuites, family bathroom, tandem garage and private garden.

- Four Bedrooms
- Sitting Room & Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room & Ground Floor W/C
- Two Ensuites
- Family Bathroom