

## Description

### Approximate Room Sizes

**THE PROPERTY** This inviting 4-bedroom property boasts an impressive layout, thoughtfully arranged across two floors with a split level hallway, making it the perfect home for families.

The ground floor offers a generous amount of living space. Upon entering through the central hallway, you're greeted by a bright and airy sitting room, providing a comfortable space for relaxation and entertainment. Adjacent to this is a versatile dining room, ideal for family meals or gatherings. The separate kitchen offers plenty of workspace and storage, perfect for those who enjoy cooking. A convenient ground-floor WC is located near the entrance hall.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom is generously sized, creating a serene retreat. Two additional bedrooms offer flexibility for use as guest rooms or home offices, while a compact fourth bedroom could be perfect for a child's room or study. A modern family bathroom completes the first floor, featuring a stylish suite and ample space.

Outside the property benefits from ample off road parking via the driveway which also provides vehicular access to the garage. The property sits on a generous corner plot with a large wrap around front garden, the rear garden is mainly laid to lawn

with a paved patio area and flower borders. A summer house, garden shed and greenhouse are to remain.

**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 Central Heating

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 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 – D

Tenure – Freehold

Post Code – CO10 1JR

Viewings by appointment

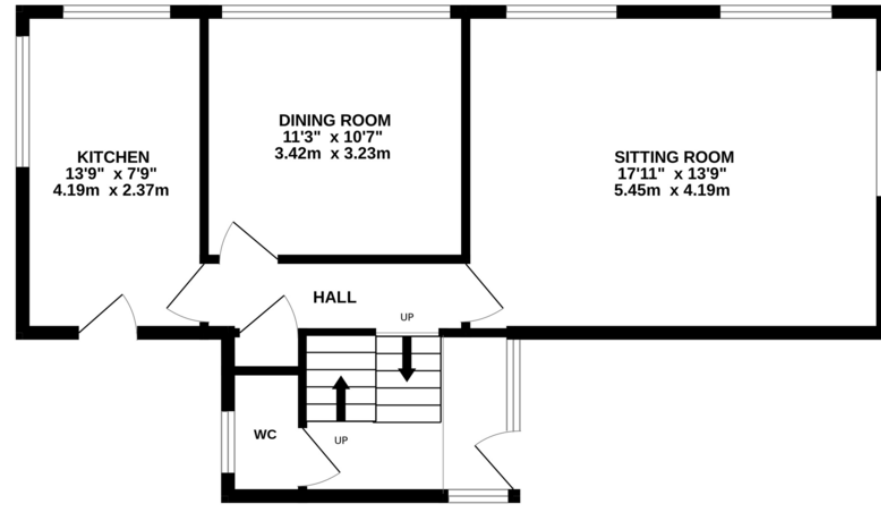
Bychoice Estate Agents

Tel: 01787 468400

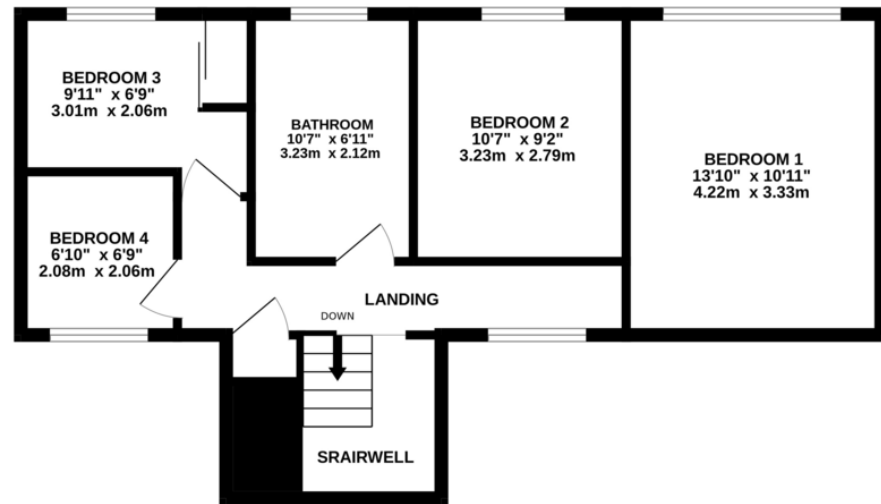




GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1151 sq.ft. (106.9 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 not 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 66 D    | 79 C      |
| 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

## Beaconsfield Close | Sudbury | CO10 1JR

£475,000

This well-designed 4-bedroom home offers ample living space with a bright sitting room, dining room, and fitted kitchen. Upstairs, you'll find four bedrooms and a family bathroom. The garden features a patio with a shed to one side and a summerhouse adjacent to it.

- Fitted Kitchen
- Dining Room
- Sitting Room
- Separate W/C
- Four Bedrooms On First Floor
- Bathroom On First Floor
- Summer House With Shed To Side