

Description

Approximate Room Sizes

THE PROPERTY Situated down a quiet walkway off Girling Street, this two-bedroom detached property offers privacy and convenience, just a short walk from Sudbury town centre. The home begins with a conservatory that serves as the entrance hall, featuring windows that overlook the garden, allowing natural light to flood in. The cosy sitting room, complete with a fireplace, creates a warm and inviting space for relaxing.

The dining room is a good size and opens into the kitchen, which benefits from a window overlooking the garden, providing a pleasant view while cooking. An inner hall leads to a useful utility space with plumbing for a washing machine, and the ground-floor bathroom is fitted with a panelled bath and shower over, a toilet, and a wash hand basin.

Stairs from the sitting room ascend to the first-floor landing, where you'll find two well-appointed bedrooms, offering comfortable accommodation.

Outside, the property offers ample garden space, ideal for outdoor enjoyment, while maintaining a private and peaceful atmosphere thanks to its location off a quiet walkway.

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 downloads

speeds of up to 1000 Mbps and upload speeds of up to 220 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 1LZ

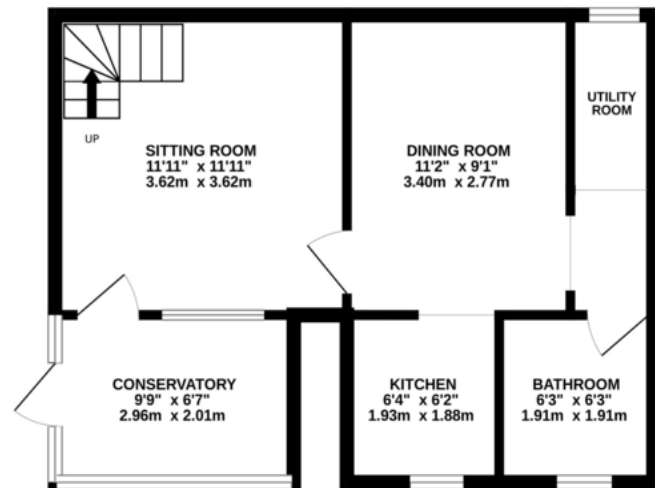
Viewings by appointment

Bychoice Estate Agents

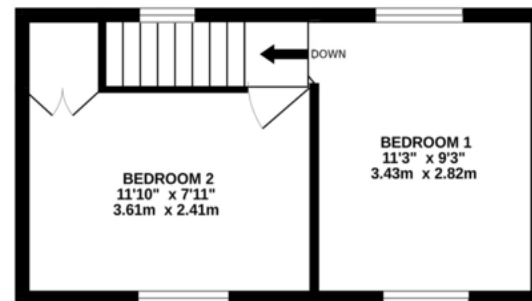
Tel: 01787 468400



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 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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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

Girling Street | Sudbury | CO10 1LZ

£220,000

This detached two-bedroom property offers a cosy sitting room, dining room, conservatory, compact kitchen, and bathroom on the ground floor, along with a useful utility room. Upstairs, there are two bedrooms. The property also benefits from a garden.

- Two Reception Rooms
- Utility Room
- Kitchen
- Conservatory
- Ground Floor Bathroom
- Two Bedrooms
- Garden