

Description

Approximate Room Sizes

THE PROPERTY Welcome to this inviting property featuring a well-designed interior. As you enter, you'll find an airy entrance hall with ample sliding door storage, providing an organized solution for your belongings. Moving through the property, you'll discover the lounge, a good-sized living area with large windows that flood the space with natural light. This room also features a TV point and a storage cupboard, which houses a new gas boiler. Next is the kitchen, equipped with wrap-around kitchen units, some wall-mounted cupboards, and modern appliances including an integrated dishwasher, electric oven, grill, four-ring electric hob, and a stainless steel extractor hood. There's ample space for a washing machine and an inset stainless steel sink with a mixer tap over the top and side drainer. Connected to the kitchen is the dining area, which provides a breakfast bar and room for a dining table and chairs. Double doors lead out to the rear garden, seamlessly connecting indoor and outdoor living.

The main bedroom is designed for comfort, with a TV point and a window facing the rear garden. The ensuite offers a corner enclosed shower cubicle with sliding closing doors, tiled walls, a wall-mounted towel rail, WC, and a wall-hung hand washbasin with storage underneath, all complemented by semi-tiled splashbacks. The property also features two additional bedrooms, each with its unique appeal. The bathroom includes a paneled bath with a glass splashback screen and an overhead shower unit, fully tiled for a sleek appearance. It also offers a wall-mounted heated towel rail, WC, wall-hung sink with storage unit underneath, an extractor fan, and a shaving point.

Conveniently, this property includes a garage with an up-and-over door, providing ample storage and a parking space in front. The front of the property is shielded by thick hedging, offering privacy and a small front garden area. The rear of the property boasts a patio area with wall-mounted lighting, a water tap, and a walkway leading to the rear door access to the garage. This outdoor space is perfect for relaxation and outdoor activities.

LOCATION Sudbury offers an inviting shopping experience, with a diverse range of stores that cater to various needs. The town is particularly renowned for its bustling Thursday and Saturday markets, where locals and visitors alike can explore stalls offering fresh produce, artisan goods, and more.

When it comes to dining, Sudbury doesn't disappoint. The town boasts an eclectic mix of restaurants, cafes, and traditional English pubs. You can savor everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. Cultural enthusiasts will find much to appreciate in Sudbury. The town is steeped in history and home to attractions like Gainsborough's House, the birthplace of the famed artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre provides a platform for live performances and cultural events, enriching the town's cultural scene.

For outdoor enthusiasts, the picturesque countryside surrounding Sudbury offers opportunities for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself has parks and green spaces for relaxation and recreational activities. Families will find educational institutions of various levels, including primary and secondary

schools, as well as further education colleges. Sudbury's healthcare facilities are readily accessible, with the Sudbury Community Health Centre and numerous pharmacies providing essential services.

The town's excellent transportation connections make it a practical home base for those who want to explore nearby towns and regions. Sudbury has its own train station, offering direct links to London Liverpool Street and neighboring towns. Additionally, reliable bus services provide further connections, making it easy to venture out and explore. Tudor Road's location in Sudbury also opens up a world of neighboring towns to explore. Just 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 plethora of shopping and dining options. Traveling south, you'll find 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 a broader spectrum of amenities, including shopping centers, museums, and a lively waterfront area.

ENTRANCE HALL 6' 4" x 3' 8" (1.93m x 1.12m)

LOUNGE 17' 3" x 10' 09" (5.26m x 3.28m)

KITCHEN 11' 9" x 11' 04" (3.58m x 3.45m)

DINING AREA 11' 00" x 11' 00" (3.35m x 3.35m)

MAIN BEDROOM 13' 9" x 9' 03" (4.19m x 2.82m)

ENSUITE

BEDROOM 11' 35" x 9' 29" (4.24m x 3.48m)

BEDROOM 10' 54" x 8' 03" (4.42m x 2.51m)

BATHROOM

GA R A GE

Additional Information

Local Authority – Babergh District Council

Council Tax Band –

Tenure – Freehold

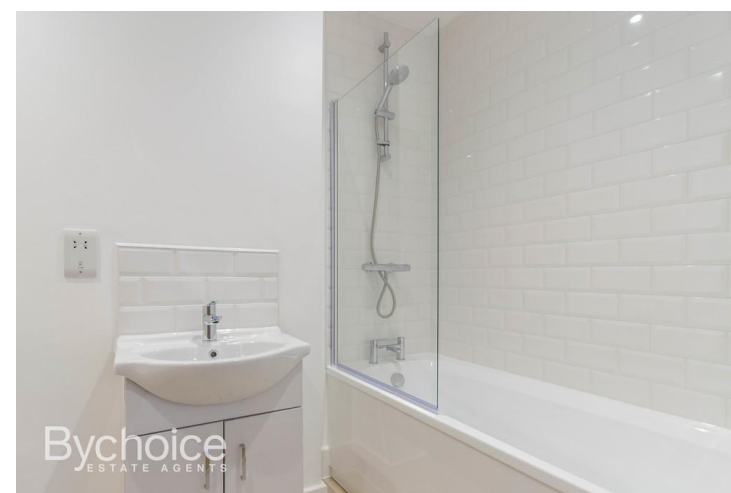
Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 1NP

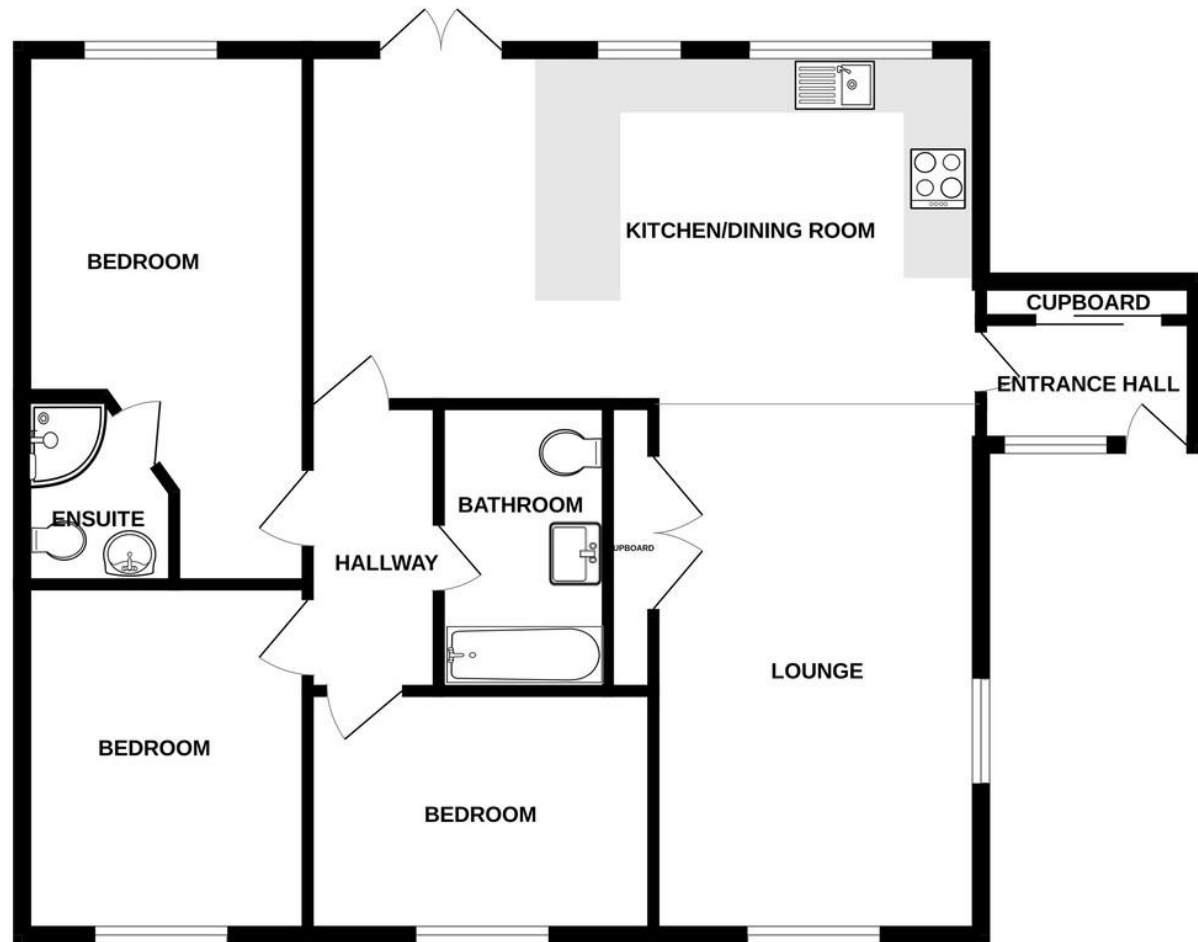
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



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. Made with Metropix ©2023

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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 are 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 1NP

£310,000

Completely refurbished, this former school caretaker's bungalow is conveniently situated just a brief stroll away from various local amenities, including Sudbury town. This charming bungalow boasts three bedrooms, with the master bedroom featuring its own ensuite bathroom. Additionally, it offers spacious gardens and a garage, with off-road parking available at the rear of the property. This delightful home is in move-in condition and awaits your visit. Schedule a viewing today!

- Fully Renovated
- 3 Bedrooms
- Ensuite To Master Bedroom
- Generous Rear Gardens
- Garage & Off Road Parking
- Modern Open Plan Living
- Walking Distance to Local Amenities