

## Description

Approximate Room Sizes

**THE PROPERTY** This residence welcomes you with an inviting living area that features a feature fireplace, a double-glazed door, and a window at the front. It's designed to provide both comfort and functionality, with ample space for your dining furniture. The living area is equipped with a radiator and a convenient storage cupboard, seamlessly connecting to the kitchen.

The kitchen offers plenty of counter space, matching wall and base units, as well as a stainless steel sink, oven, and hob with an overhead hood. The double glazed window and door to the rear overlook the garden.

Moving to the first floor, you'll find a landing with stairs leading to the second floor, granting access to bedroom one and the bathroom. Bedroom one is elegantly designed, boasting a spacious walk-in storage cupboard and a radiator. The bathroom is well-appointed and includes a suite with a low-level WC, a vanity wash hand basin, and a bathtub with an overhead shower. It also features a heated towel rail and a storage cupboard housing the central heating boiler. Ascending to the second floor, the landing provides entry to bedrooms two and three. Bedroom two offers generous dimensions, a double-glazed window, loft access, and a radiator. Meanwhile, bedroom three also has a double-glazed window and a radiator.

At the rear of the property, you'll discover a low-maintenance walled garden with raised beds. Additionally, there is a rear gate that leads to parking (permit required).

**THE LOCATION** Station Road in Sudbury is situated at the heart of this charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighboring towns.

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 neighboring 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 neighboring 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 centers, museums, and a lively waterfront area.

In summary, Station Road in Sudbury encapsulates the essence of this historic yet modern town, offering a welcoming and vibrant community. Its proximity to local amenities, cultural landmarks, and easy access to neighboring towns makes it an ideal place to reside for those who seek a balance between history and contemporary living, all set against the picturesque backdrop of Suffolk.

**AGENTS NOTE** The owner has installed spray foam insulation in the loft space of the property. This type of insulation is known for its effectiveness in improving energy efficiency and reducing heat loss. However, it's important to note that some mortgage lenders may have specific policies or concerns regarding properties with spray foam insulation, particularly when it's installed in the loft space.

We recommend informing your mortgage advisor/lender about this detail. They can provide guidance on how this might affect your mortgage application and whether any additional steps are necessary to address potential lender concerns.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

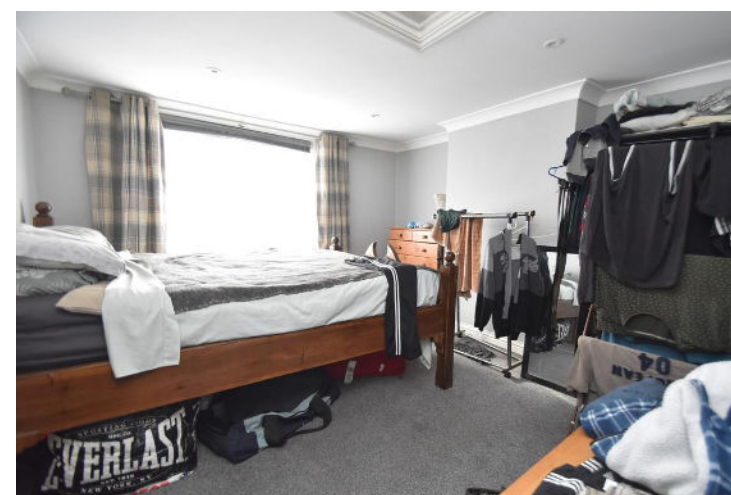
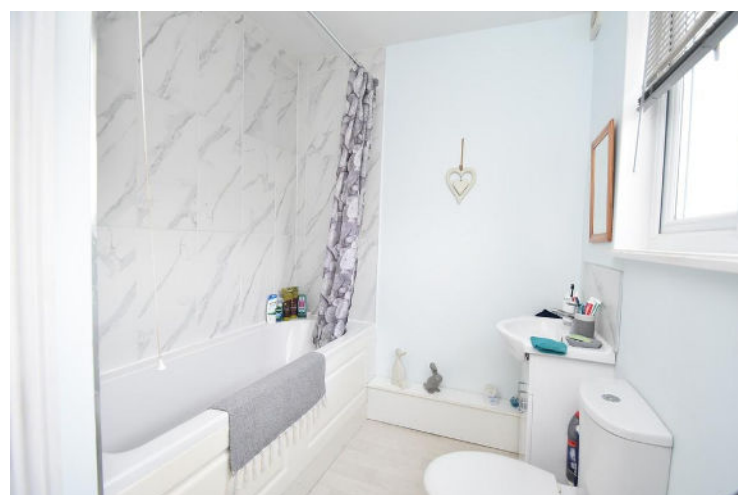
Services – Mains Drainage, Water, Electric, Gas Heating

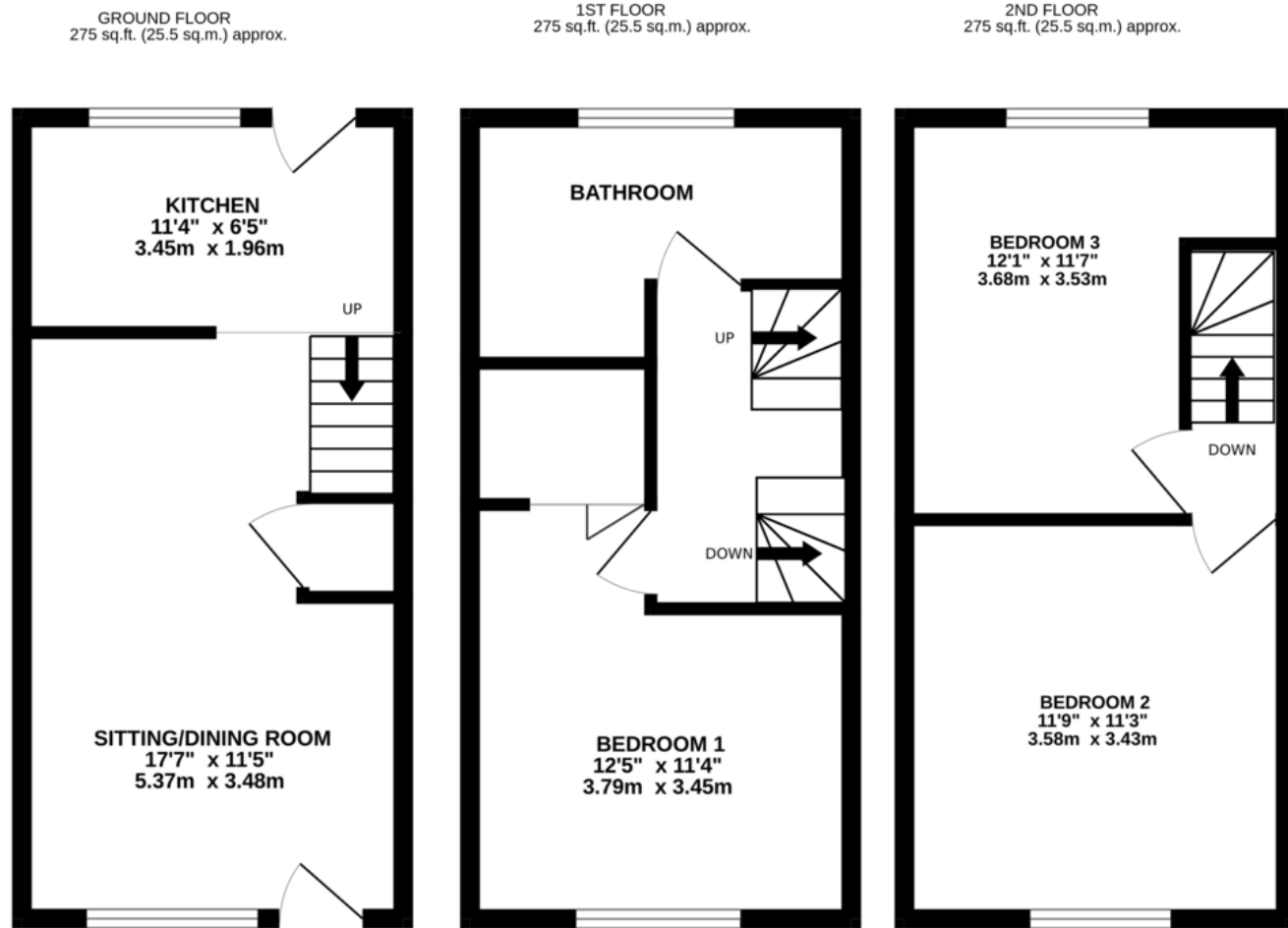
Post Code – CO10 2SS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 824 sq.ft. (76.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
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 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

### Station Road | Sudbury | CO10 2SS

£230,000

A three bedroom home located in the heart of Sudbury and within walking distance to all essential amenities, including supermarkets, doctors surgery, post office, pubs/restaurants. The property boasts a spacious sitting/dining room, kitchen, first floor bathroom, private garden and permit parking.

- Three Bedrooms
- Sitting/Dining Room
- Kitchen
- First Floor Bathroom
- Private Garden
- Permit Parking
- Town Centre Location