

## Description

**THE PROPERTY** Upon entry, you'll find an open entrance porch, with a storage cupboard to side, leading to the entrance hall. The entrance hall is equipped with additional storage, a ground floor WC, and access to various rooms.

To the front of the property, a well-appointed modern kitchen awaits, showcasing a combination of wall and base cupboards with a sleek rolltop work surface. Integrated appliances, including a five-ring gas hob, a single bowl sink with a drainer, and tiled splashbacks, enhance its functionality. Other integrated appliances consist of an electric oven and an extractor hood, while there's also plumbing for a washing machine and room for additional appliances.

The generously proportioned main living area, situated at the rear of the property, features access to the rear garden, an electric fireplace, and a spiral staircase leading to the first floor.

Upstairs, the landing provides access to the loft and three comfortable bedrooms. The master bedroom overlooks the rear garden, while bedrooms two and three are situated at the front. The accommodation is completed with the family bathroom, which includes a panel-enclosed bath with a wall-mounted electric shower, a WC, a wash

hand basin with storage cupboards below, and an airing cupboard.

The front of the property offers a parking area and a pathway leading to the entrance, featuring a low-maintenance garden with gravel and two shallow steps. Accessed from either the living room or a rear gate, the rear garden is predominantly laid to lawn and is enclosed by wood panel fencing, perfect for outdoor enjoyment.

**THE LOCATION** Talbot Road in Sudbury is situated within 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.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Central Heating, Mains Drainage, Water, Electric

Post Code – CO10 1WG

Viewings by appointment

Bychoice Estate Agents

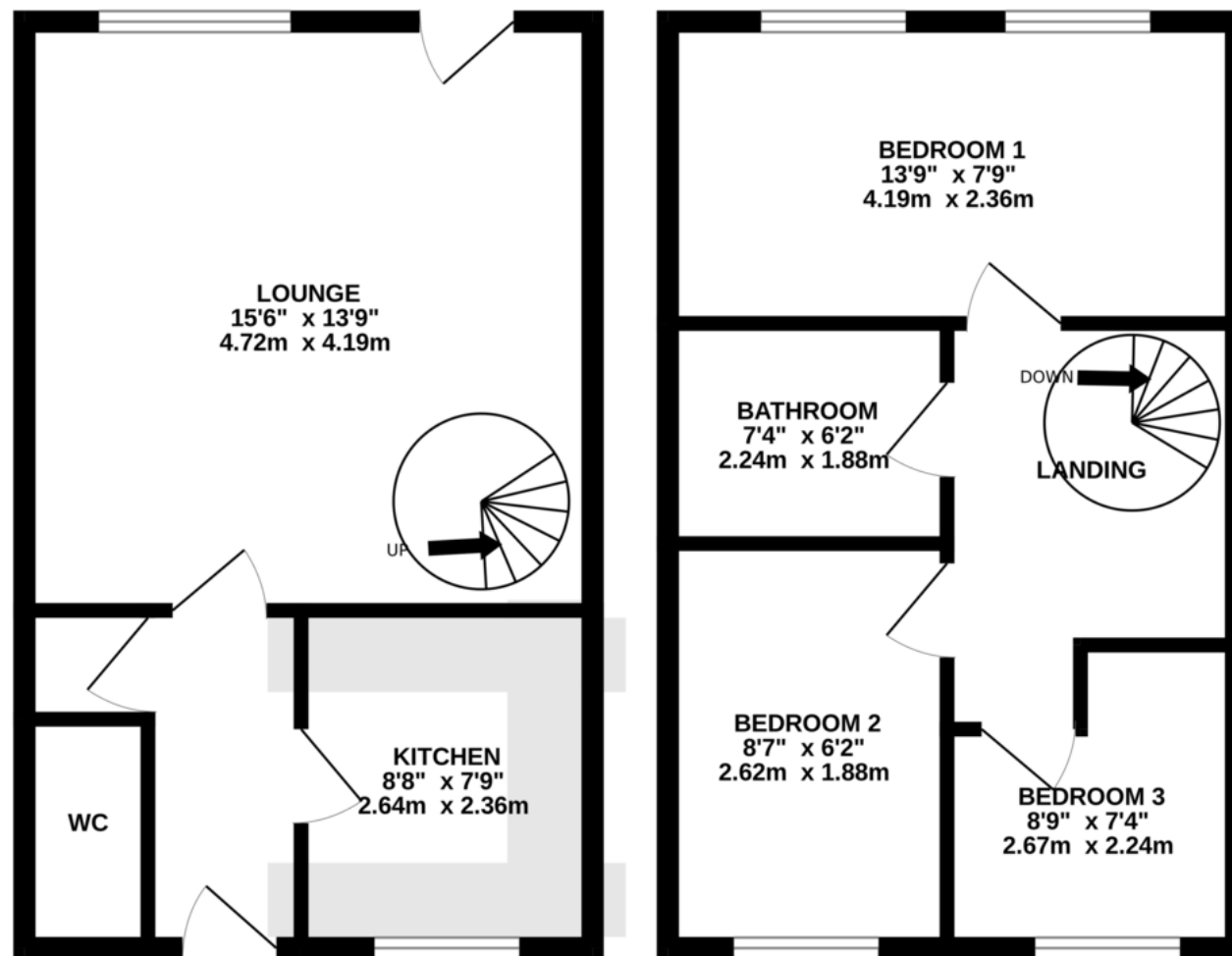
Tel: 01787 468400





GROUND FLOOR

1ST 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.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

### Contact Details

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### Talbot Road | Sudbury | CO10 1WG

A three-bedroom mid-terraced home which has undergone a series of updates throughout. It boasts a fitted kitchen, a sitting/dining room with a fireplace, a ground floor w/c, three bedrooms on the first floor, and a bathroom. Externally, the property benefits from a rear garden and off-road parking. It is offered with no onward chain

£249,950

- Three Bedrooms
- Fitted Kitchen
- Sitting/Dining Room With Fireplace
- Ground Floor W/C
- First Floor Bathroom
- Private Garden
- Off Road Parking