

Description

THE PROPERTY The property features a spacious entrance hall, leading to the sitting room and kitchen. It includes two built-in storage cupboards, one housing the gas boiler, and a room with provisions for a ground floor w/c installation. Stairs from the hall lead to the first-floor landing. The sitting room boasts double glazed doors opening to the rear garden, while a large opening connects it to the dining room with a front-facing double glazed window. The kitchen offers modern fitted units, work surfaces, an integrated oven and hob, inset sink, and space for appliances.

Upstairs, the landing includes a front-facing double glazed window, with doors leading to bedrooms, bathroom, and an airing cupboard. Bedrooms one and two feature rear-facing double glazed windows, with the latter containing a storage cupboard/wardrobe, and bedroom one showcasing a feature fireplace. Bedroom three enjoys a front-facing double glazed window. The bathroom comprises a front-facing double glazed window, a panelled bath with shower, close-coupled w/c, and washbasin.

Externally, the property boasts a gravel drive for off-road parking at the front. The rear garden

features a brick outbuilding with electric and plumbing for washing machine and additional appliances. It begins with a raised outdoor seating area, descending to a lawn area enclosed by wood panel fencing.

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.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

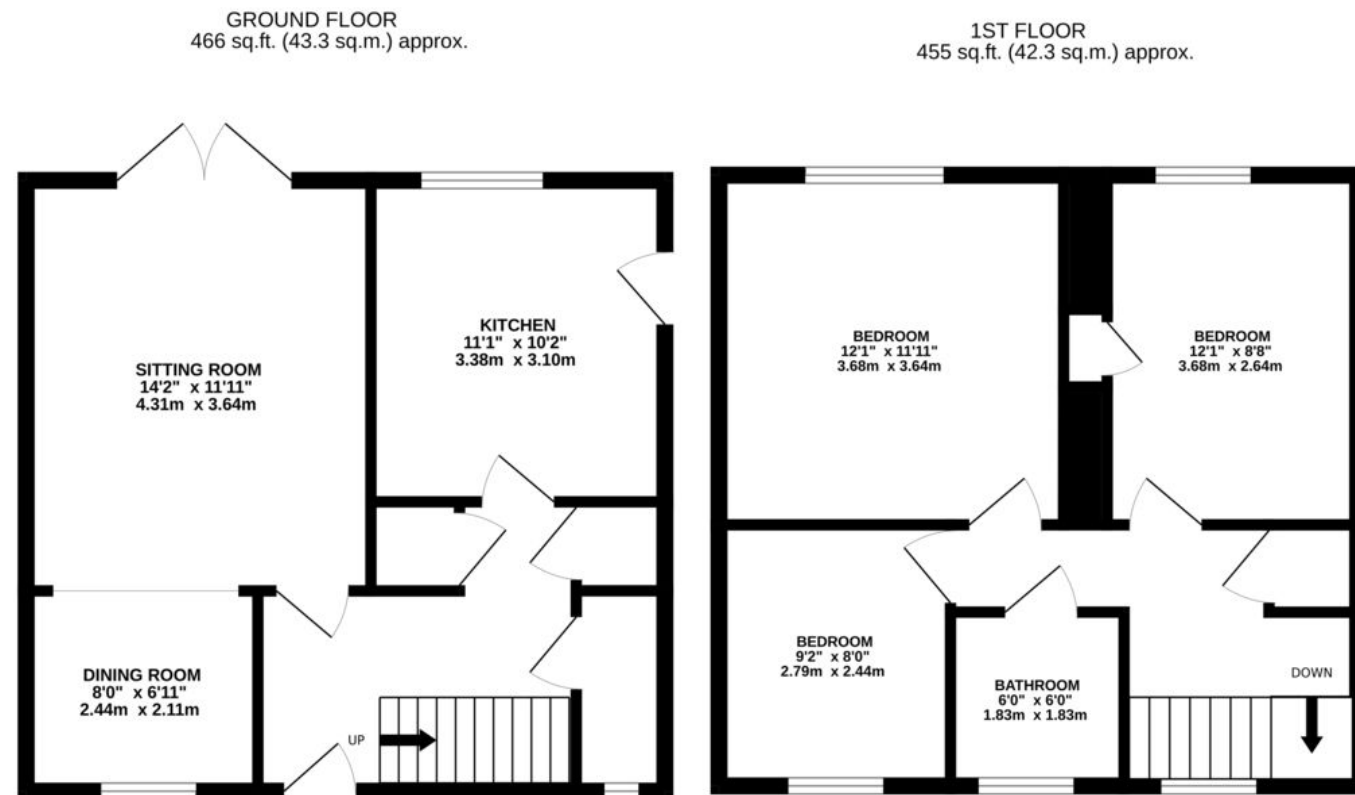
Post Code – CO10 2SE

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 921 sq.ft. (85.6 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



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Elm Road | Sudbury | CO10 2SE

A three bedroom home boasting a spacious sitting/dining room, modern fitted kitchen, provisions for a ground floor W/C, first floor bathroom, off road parking and large rear garden. Walking distance to town centre, schools, doctors, shops, pubs & restaurants.

Offers In Excess Of £250,000

- Three Bedrooms
- Sitting Room
- Dining Room
- Modern Fitted Kitchen
- Provisions For Ground Floor W/C
- First Floor Bathroom
- Off Road Parking