

## Summary

An exquisite five bedroom detached family home, boasting a spacious sitting room, dining room, large kitchen, ground floor w/c, ensuites to four bedrooms, family bathroom, private rear garden, garage and ample off road parking. Easy access to Sudbury town centre, train station and water meadows.

## Description

### Approximate Room Sizes

**THE PROPERTY** As you enter through the door into the entrance hall, laminate flooring welcomes you, along with a radiator, stairs to the first floor, and doors leading to various rooms. In the lounge, natural light floods in from both the front double glazed window and French doors leading to the rear garden. Enjoy the comfort of two radiators and the ambiance of a feature fireplace. The study/dining room offers versatility with a double glazed window to the front, radiator, and laminate flooring. In the attractively fitted kitchen, cooking becomes a pleasure with extensive work surfaces, draw and base units, and matching wall-mounted units. Appliances include a built-in double oven and gas hob with an extractor above. There's ample space and provision for your washing machine, dishwasher, and fridge/freezer. A wall cupboard houses the gas boiler, while double glazed French doors open up to the rear garden. A cloakroom offers convenience, with laminate flooring, a radiator, and a white suite comprising a pedestal wash basin and low-level WC, with a double glazed frosted window to the rear.

The first-floor landing features a linen cupboard, airing cupboard, stairs to the second floor, and a radiator. The master bedroom boasts a double glazed window to the front, radiator, recess leading to two built-in double wardrobes, and an ensuite with a double shower cubicle, low-level WC, pedestal wash basin, and radiator. Bedroom 2 offers comfort with a double glazed window to the front, radiator, built-in double wardrobe, and ensuite with a shower cubicle, pedestal wash basin, low-level WC, and radiator. Bedroom 5 features a double glazed window to the rear,

radiator, and built-in cupboard. The bathroom offers half-tiled walls with full tiling around the bath. The suite comprises a low-level WC, pedestal wash basin, bath with mixer and shower above and screen, double glazed frosted window to the rear, and radiator.

On the landing, you'll find a radiator and doors leading to bedrooms 3 and 4. Bedroom 3 enjoys natural light from double glazed windows to the front and side, along with two built-in double wardrobes and access to a Jack & Jill shower room. Bedroom 4 features double glazed windows to the front and side, radiator, built-in cupboard and eaves cupboard, and access to the Jack & Jill shower room. The shower room, accessed by bedrooms 3 & 4, comprises a shower cubicle, pedestal wash basin, low-level WC, and velux window to the rear.

Outside, the property boasts a brick block drive to the side for two cars, leading to a single garage with an up and over door, power, and light connected. There are small beds to the front, a lawn, and a path to the entrance door. A side gate leads into the rear garden, featuring a patio off the kitchen, lawn, well-stocked beds, and a summer house beyond the garage, offering a perfect space for relaxation and outdoor enjoyment.

**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.

**SITTING ROOM 22' 5" x 10' 10" (6.83m x 3.3m)**

**DINING ROOM 8' 10" x 10' 5" (2.69m x 3.18m)**

**KITCHEN/BREAKFAST ROOM 13' 3" x 12' 11" (4.04m x 3.94m)**

**BEDROOM ONE 13' 8" x 10' 5" (4.17m x 3.18m)**

**BEDROOM TWO 11' 3" x 10' 10" (3.43m x 3.3m)**

**BEDROOM FIVE 8' 10" x 8' 3" (2.69m x 2.51m)**

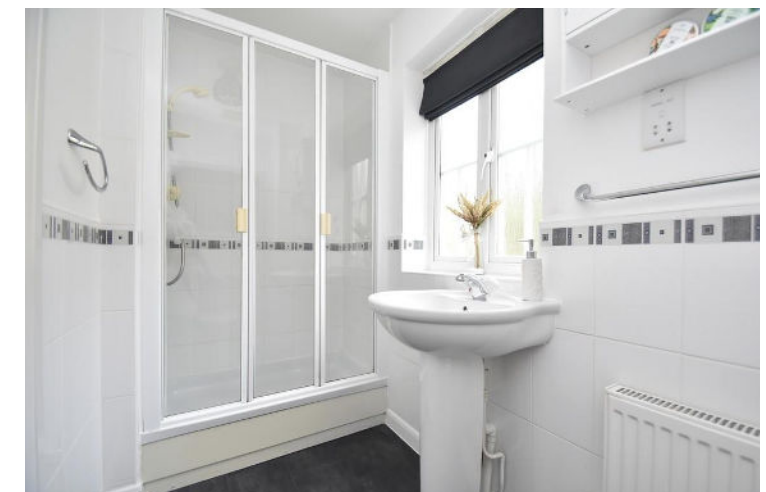
**BEDROOM THREE 15' 3" x 11' (4.65m x 3.35m)**

**BEDROOM FOUR 12' 1" x 10' 9" (3.68m x 3.28m)**

## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – E  
Tenure – Freehold  
Services – Mains Gas, Water & Electricity  
Post Code – CO10 1YA

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400







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.

To Follow

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

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

Cann Close | Sudbury | CO10 1YA

£495,000

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- Five Bedrooms
- Spacious Sitting Room
- Dining Room
- Kitchen
- Ground Floor W/C
- Ensembles To Four Bedrooms
- Family Bathroom