

Summary

THE PROPERTY As you step through the entrance door into the welcoming hall, you'll find access to the W/C, kitchen, and stairs ascending to the first-floor landing. The modern fitted kitchen features matching wall and base level units with work surfaces over, complemented by an inset sink with a mixer tap. An inset gas hob with an extractor fan above, integrated double oven, and fridge/freezer add convenience. There's also space and plumbing for a washing machine and dishwasher, as well as a vent for a tumble dryer. Double glazed patio doors open onto the rear garden, offering a seamless indoor-outdoor flow. Ample space for a dining room table completes this inviting space. The W/C includes a close coupled W/C and wash hand basin for added convenience.

Moving to the landing, you'll find doors leading to the sitting room and dining room, with stairs ascending to the next level. The sitting room features a double glazed window and Juliet balcony to the front, along with double doors to built-in storage. The dining room, with double glazed doors and a window leading out to a Juliet balcony, offers versatility and could also serve as a fourth bedroom.

Another landing leads to the bedrooms and bathroom. Bedroom one boasts two double glazed windows to the front, along with a door to the ensuite and double doors to a built-in wardrobe. The ensuite features a corner shower cubicle, close

coupled WC, and wash hand basin. Bedroom two enjoys natural light from a double glazed window to the rear. Similarly, bedroom three features a double glazed window to the rear. The bathroom offers a panelled bath with taps, a shower attachment, and a shower screen over, along with a wall-mounted wash hand basin and close coupled WC.

The garage features an up and over garage door to the front, with power and lighting for convenience. Outside, the front of the property boasts a paved driveway providing off-road parking, with access to the garage and a path to the front door. A bin storage area completes the front, enclosed by a low-level brick wall. The rear garden begins with a paved patio area, leading to a lawn and enclosed by wood panel fences, with a gate to the side offering convenient access.

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 – D

Tenure – Freehold

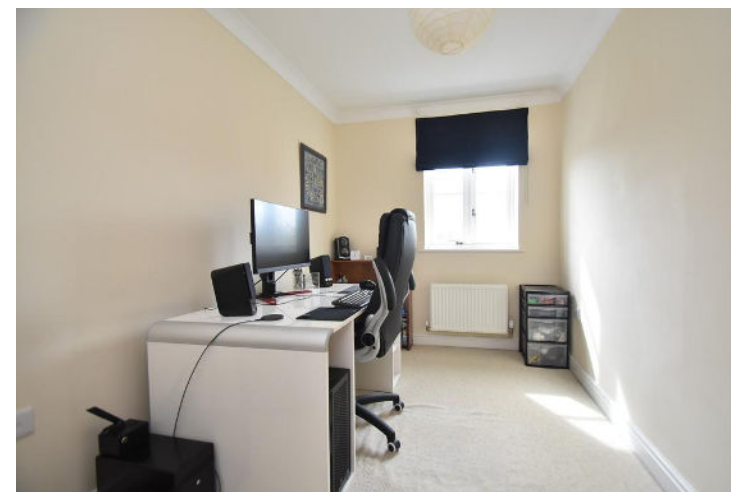
Services – Mains Drainage, Gas Central Heating, Water, Electric

Post Code – CO10 2AF

Viewings by appointment

Bychoice Estate Agents

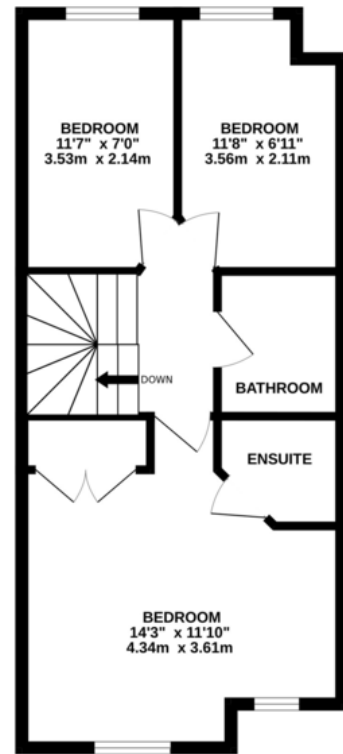
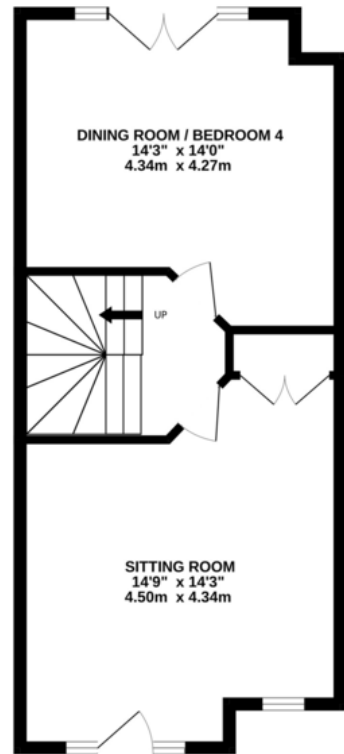
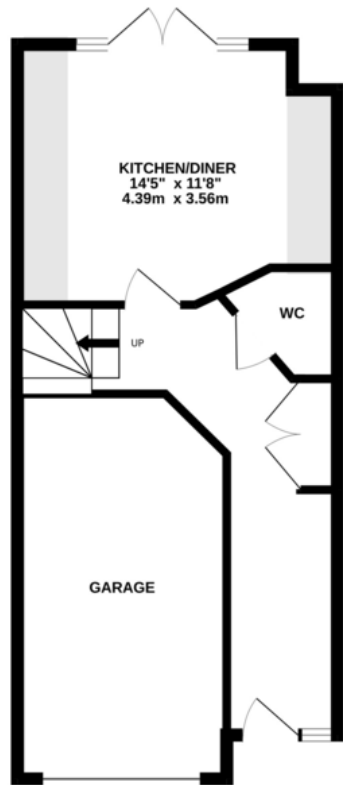
Tel: 01787 468400



GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.

2ND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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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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		88 B
69-80	C	76 C	
55-68	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 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

Priory Gardens | Sudbury | CO10 2AF

Offers In Excess Of £300,000

An immaculately presented three/four bedroom town house located in a highly sought after location in central Sudbury. Just a short walk away to the town centre, Waitrose supermarket, primary schools and Sudbury water meadows. Benefiting from a modern kitchen, sitting room, dining room, ensuite to the master bedroom, private rear garden, garage & off road parking.

- Three/Four Bedrooms
- Highly Sought After Location
- Short Walk To Sudbury Water Meadows, Waitrose Supermarket & Town Centre
- Modern Kitchen
- Two Reception Rooms
- Ground Floor WC
- Ensuite To Master Bedroom