



£425,000

Herbert Close, Sudbury



THE PROPERTY

This spacious family home opens into a generous entrance hall leading to well-planned ground floor accommodation. The sitting room features a fireplace and French doors to the rear garden, creating a light and inviting space. A separate dining room provides a perfect setting for family meals, overlooking the garden.

The modern kitchen/breakfast room boasts sleek white cabinetry, black worktops, integrated appliances, and a breakfast bar. A separate utility room offers extra storage, access to the side of the property, and a ground floor WC. A front-facing study provides an ideal workspace or hobby room.

Upstairs are four well-sized bedrooms. The master and second bedroom each enjoy their own ensuite shower rooms, while a stylish family bathroom serves the remaining bedrooms.

The rear garden is a peaceful retreat with a patio, lawn, and mature borders offering privacy and greenery. A second seating area is perfect for summer evenings. The tandem garage and driveway provide ample parking and storage.

THE LOCATION

Located in the historic market town of Sudbury, the home benefits from a wide range of amenities including shops, cafés, pubs, and regular markets offering local produce. The town also boasts Gainsborough's House, St. Peter's Church, and the Quay Theatre for cultural enrichment.

Enjoy scenic countryside, riverside walks, and excellent local parks. Sudbury offers primary and secondary schools, further education options, and accessible healthcare via the Community Health Centre.

Sudbury station provides direct rail links to London Liverpool Street, while excellent bus routes and nearby road connections give easy access to Long Melford, Bury St. Edmunds, Colchester, and Ipswich.







Council & Council Tax Band – Band E -
Babergh District Council

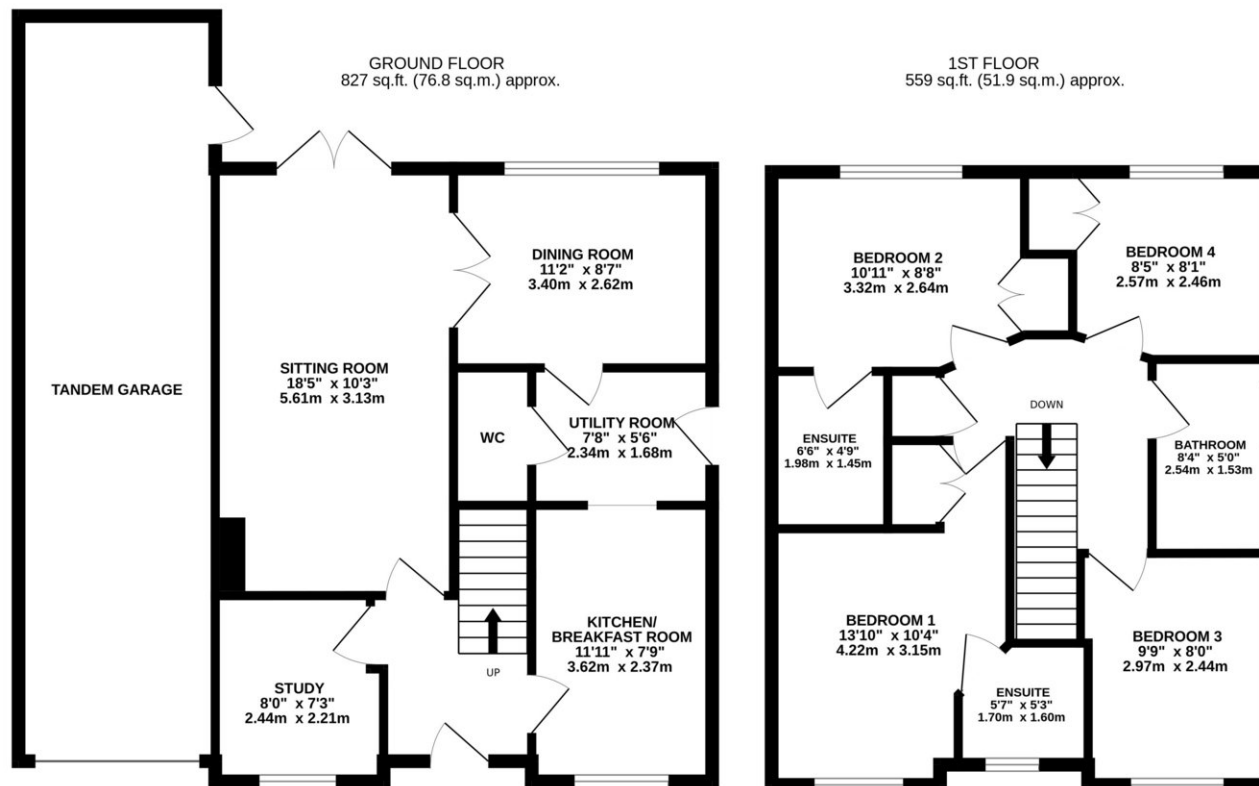
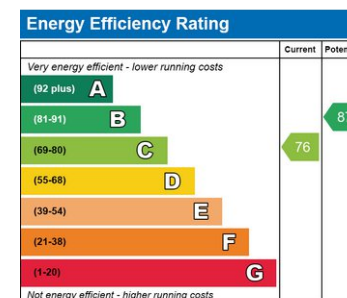
Tenure – Freehold

Property Construction – Standard Brick
Construction

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

Broadband - Ultrafast broadband with
downloads speeds of up to 1000 Mbps and
upload speeds of up to 900 Mbps (Ofcom
data)

Mobile Coverage - Voice & Data likely
outdoor with EE, Three, O2 & Vodafone.
(Ofcom data)



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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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Bychoice
ESTATE AGENTS