



**£365,000**

Colneys Close, Sudbury





### The Property

This charming three-bedroom bungalow offers a spacious and well-designed layout. The bright and airy kitchen/diner features integrated appliances, a central island, and foldable doors leading to the garden. A separate utility room/pantry provides extra storage.

The cosy sitting room boasts a large window and a charming fireplace. Two of the three bedrooms are generously sized, while the third, currently used as a snug, offers versatility as an office or guest room. The modern family bathroom includes both a bath and a shower.

Outside, the private rear garden features decking, lawn, and a summer house, perfect for relaxing or entertaining. The front provides ample off-road parking, and the home is conveniently close to the town centre.

### The Location

Sudbury offers a vibrant mix of shops, restaurants, and traditional markets. It boasts cultural attractions like Gainsborough's House and The Quay Theatre, along with scenic countryside and riverside walks. Families benefit from excellent schools, healthcare facilities, and transport links, including direct trains to London. Nearby towns such as Long Melford, Bury St. Edmunds, Colchester, and Ipswich offer further amenities and attractions.







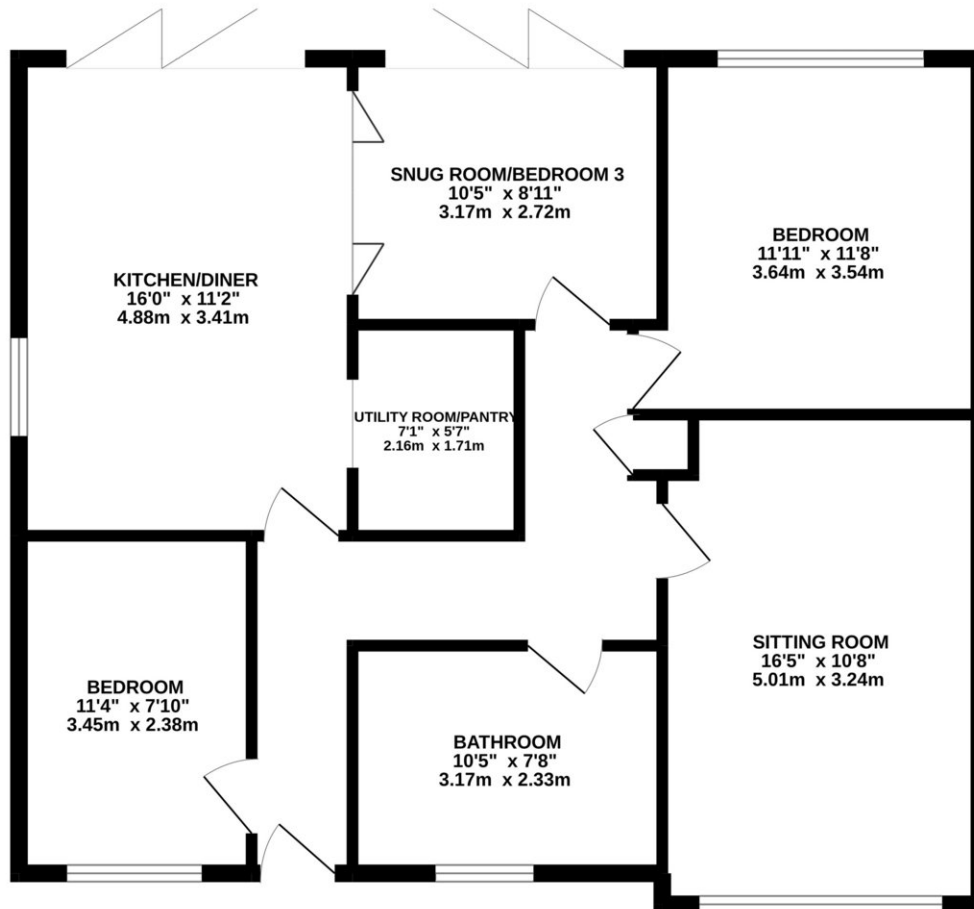








COLNEYS CLOSE, SUDBURY  
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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Council & Council Tax Band – Band C -  
Babergh District Council

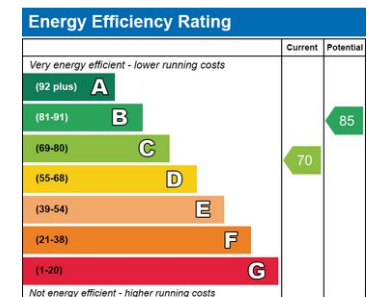
Tenure – Freehold

Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

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

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

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS