



£265,000

Cornish Court, Cats Lane, Sudbury, Suffolk



THE PROPERTY

This well-presented three-bedroom townhouse offers a stylish and flexible layout ideal for modern family living. The ground floor features a bright and spacious living room, perfect for relaxing or entertaining. A convenient WC also serves this level.

On the first floor, the kitchen/diner impresses with its generous size and access to a balcony, allowing natural light to pour in. Adjacent is a useful utility room, adding further practicality.

The master bedroom occupies the entrance level and benefits from a private ensuite shower room, creating a peaceful retreat. The top floor offers two additional well-proportioned bedrooms and a modern family bathroom.

Outside, the home enjoys a manageable rear garden with a side gate for easy access and a raised decking area—perfect for outdoor seating. Off-road parking completes the package, providing everyday ease.

Stylish, functional, and well-located, this home is ideal for growing families or those seeking space and convenience.

THE LOCATION

Located in the historic market town of Sudbury, the property enjoys easy access to a wide range of amenities. The town is known for its lively weekly markets, independent shops, cafés, traditional pubs, and restaurants offering both British and international cuisine.

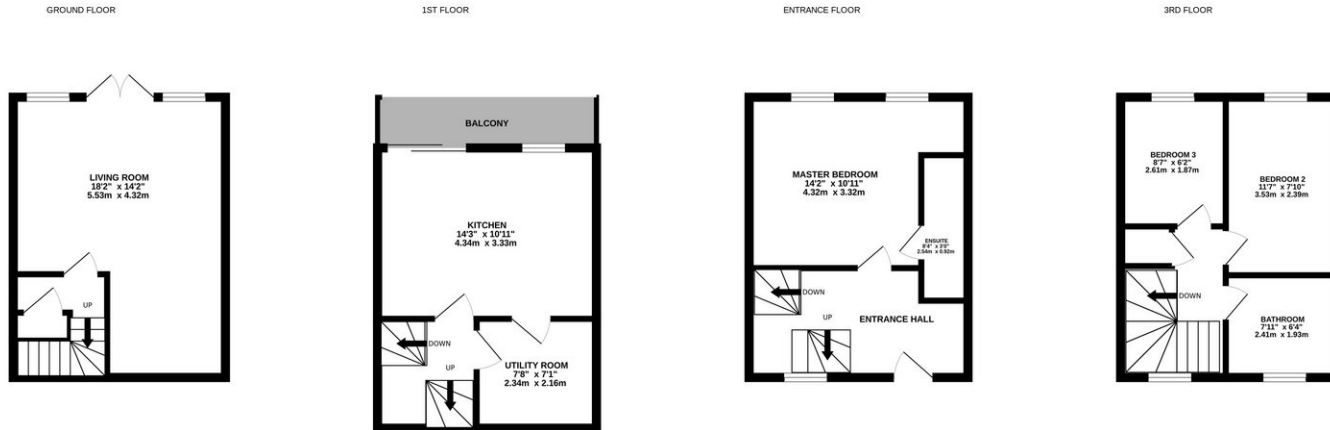
Sudbury also boasts cultural highlights such as Gainsborough's House, St Peter's Church, and the Quay Theatre. Families benefit from excellent local schools, green spaces, and accessible healthcare services.

With direct rail links to London Liverpool Street and nearby towns, along with strong road and bus connections, Sudbury offers a superb balance of countryside charm and urban connectivity. Nearby destinations such as Long Melford, Bury St Edmunds, Colchester, and Ipswich provide even more to explore.

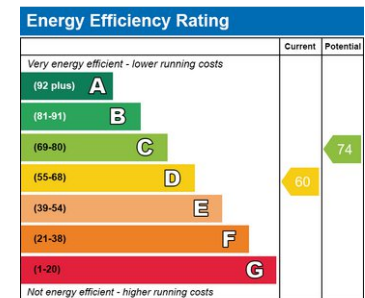








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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