



£200,000

Orchard Place, Sudbury



THE PROPERTY

Upon entering, you're welcomed into a small entrance hall that separates the front door from the main living space. The sitting room is bright and inviting, featuring a fireplace, built-in storage, and a large front-facing window that fills the room with natural light.

Leading off the sitting room is the kitchen, offering both wall and base units in a practical layout. A skylight adds to the sense of space, while French doors open onto the garden, creating a seamless indoor-outdoor flow.

The ground floor also hosts the bathroom, fitted with a bath, WC, and pedestal basin.

Upstairs are two comfortable bedrooms. The main bedroom, positioned at the front, includes a built-in wardrobe. The second bedroom overlooks the rear garden.

Outside, the private rear garden offers a peaceful retreat with a patio area and brick-built storage shed—ideal for relaxing or entertaining.

THE LOCATION

Sudbury offers a vibrant mix of shops, cafés, pubs, and restaurants, as well as popular Thursday and Saturday markets. The town is steeped in history, home to Gainsborough's House, St Peter's Church, and the Quay Theatre.

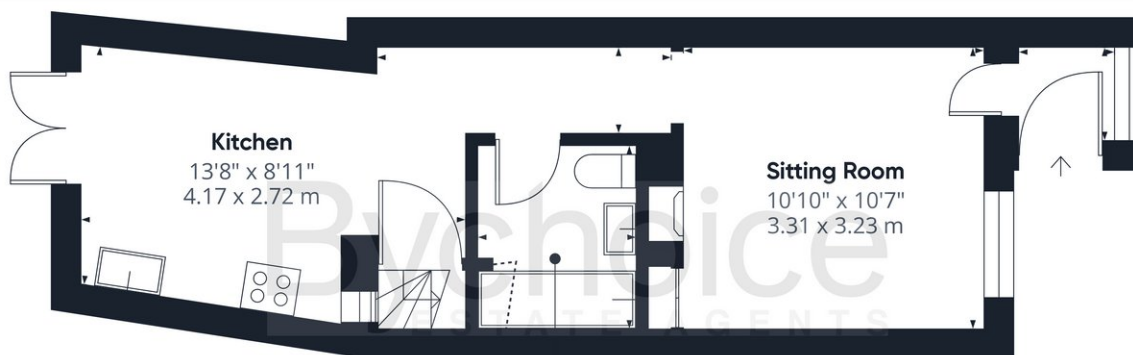
The surrounding countryside is perfect for walking, cycling, and riverside strolls, with local parks and green spaces adding to the appeal. Families benefit from a range of schools and accessible healthcare.

Sudbury Station provides direct links to London Liverpool Street, while local bus services offer connections to nearby towns. Long Melford, Bury St Edmunds, Colchester, and Ipswich are all within easy reach, offering even more to explore.

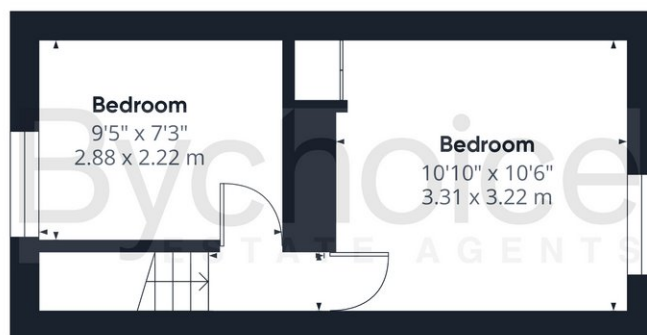








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

517.84 ft²
48.11 m²

Reduced headroom

3.19 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

Tenure – Freehold

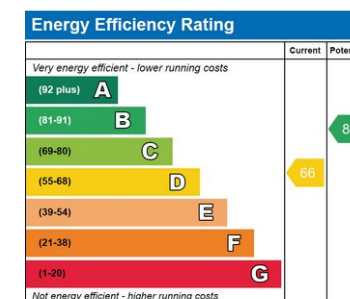
Broadband – Ultrafast broadband with
downloads speeds of up to 1800 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

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

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

Property Construction – Brick Construction

Rights and Restrictions – Conservation area



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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.

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