

£220,000

East Street, Sudbury, Suffolk



#### THE PROPERTY

This charming two-bedroom end of terrace home welcomes you with a bright living room, centred around a cosy fireplace. An open-plan dining area follows, light and airy with useful understairs storage.

The well-appointed kitchen offers worktop and cupboard space, complete with integrated appliances – oven, hob, extractor fan – and an inset sink. A rear door opens to the garden, perfect for entertaining. Just beyond, a separate utility room provides extra storage, another sink, and space for white goods.

Upstairs, you'll find two generous double bedrooms. The main benefits from a built-in wardrobe and a large window for plenty of natural light. The second overlooks the rear garden. The bathroom includes a bath with shower over, toilet, washbasin with storage below, and a built-in cupboard.

The rear garden features side access and combines practicality with leisure – a pebbled seating area and a lawned section offer the perfect outdoor retreat.

#### THE LOCATION

Sudbury offers a great mix of independent shops and well-known stores, plus lively Thursday and Saturday markets filled with fresh produce and local wares. Dining options range from cosy pubs to cafés and restaurants serving both British and international cuisine.

Culture lovers can explore Gainsborough's House, St. Peter's Church, or enjoy events at the Quay Theatre. Outdoor enthusiasts will love the riverside walks, countryside trails, and local parks.

Families benefit from nearby schools and colleges, while the Sudbury Community Health Centre and local pharmacies provide essential services.

Excellent transport links include a train station with direct routes to London Liverpool Street and reliable bus services. Nearby attractions include Long Melford, Bury St Edmunds, Colchester, and Ipswich – all within easy reach.









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

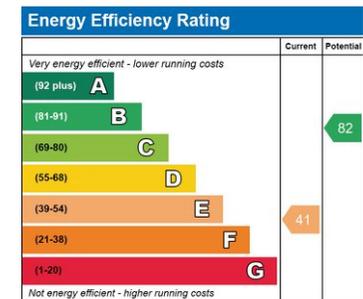
Tenure – Freehold

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 & Vodaphone. (Ofcom data)

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

Property Construction – Standard Brick Construction, Sloping Roof (not flat) felted



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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