

**Offers In Excess Of £260,000**

Highfield Road, Sudbury





## THE PROPERTY

Offered with no onward chain, this well-presented two-bedroom home is ideal for those seeking convenience and comfort.

A porch leads into the hallway, giving access to all rooms. At the front, the kitchen enjoys natural light and features integrated appliances including an oven, hob, extractor fan, and sink. A built-in cupboard provides extra storage.

The living room, located just off the kitchen, opens directly onto the rear garden — perfect for indoor-outdoor living. Towards the back, the bright sitting room benefits from a large window overlooking the garden, offering a relaxing and airy space.

Bedroom one includes built-in cabinets and a large front-facing window. Bedroom two is ideal as a guest room or home office. The bathroom features a bath with shower over, inset sink and toilet.

Outside, the low-maintenance rear garden includes a private patio ideal for entertaining. To the front, there's a driveway and garage offering off-road parking and storage.

## THE LOCATION

Sudbury offers a mix of independent shops, cafés and traditional pubs, alongside lively Thursday and Saturday markets. Food lovers will enjoy a range of eateries serving everything from local fare to global cuisine.

Cultural highlights include Gainsborough's House, St Peter's Church, and The Quay Theatre. Outdoor enthusiasts will appreciate walks along the River Stour and surrounding countryside.

Families benefit from a choice of schools and local health services. Excellent transport links include Sudbury station with services to London, and easy road access to Long Melford, Bury St Edmunds, Colchester and Ipswich.





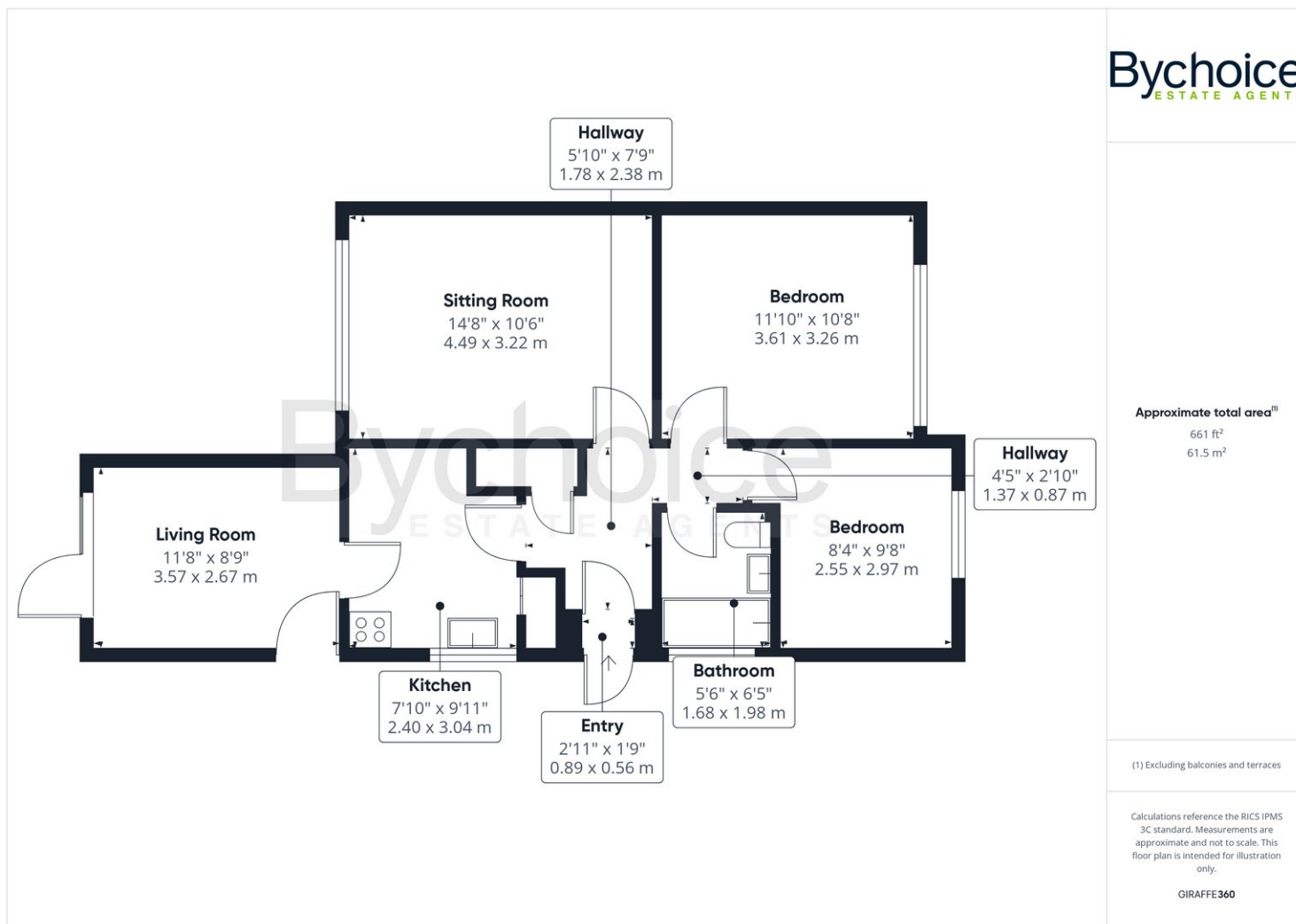












Council & Council Tax Band – Band B - Babergh District Council

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 & Vodafone. (Ofcom data)

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

Property Construction – Standard Brick Construction

Building Safety – The brick built, lean to, shed to the rear of the garage shows signs of historic subsidence. We understand from the sellers this has not worsened in several years but we recommend any buyers carry out their own due diligence.

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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