



**Offers In Excess Of £180,000**

**Drake Road, Sudbury**





## THE PROPERTY

Offered with no onward chain, this three-bedroom home offers spacious and versatile accommodation throughout. Upon entry, you're welcomed by an entrance porch with a handy storage cupboard—perfect for coats and shoes—leading into a central hallway with a convenient ground-floor W/C.

The kitchen sits at the front of the property and includes space for a dining table, along with two generous storage cupboards, ideal for pantry goods or appliances. To the rear, the living room is a bright, inviting space for relaxing or entertaining, flowing seamlessly into a sunroom that floods the area with natural light—an ideal spot for reading, hobbies or unwinding.

Upstairs, you'll find three well-proportioned bedrooms. The spacious main bedroom can comfortably fit a double bed and further furnishings. Bedroom two features a built-in wardrobe, while bedroom three makes an ideal guest room, nursery or study. The family bathroom offers a practical layout with shower, basin and WC.

The rear garden is fully paved for easy maintenance and includes a shed for additional storage. The property also benefits from a garage en bloc, with a private parking space directly in front.

## THE LOCATION

Situated in the market town of Sudbury, this property enjoys easy access to a range of shops, amenities and transport links. Sudbury is well known for its twice-weekly markets, independent stores, and eateries offering everything from traditional British pub fare to international cuisine.

For culture and nature lovers, attractions include Gainsborough's House, The Quay Theatre, and riverside walks along the Stour. There are excellent local schools, health facilities, and a train station with direct links to London Liverpool Street. Nearby towns such as Long Melford, Bury St. Edmunds, Colchester, and Ipswich are all within easy reach by road.





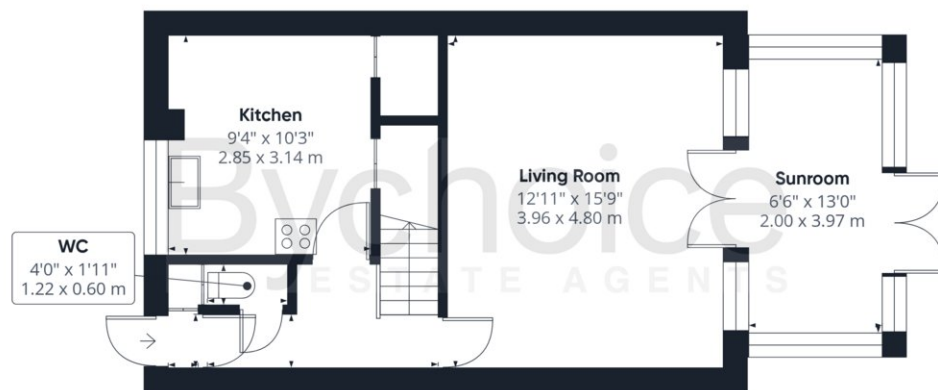




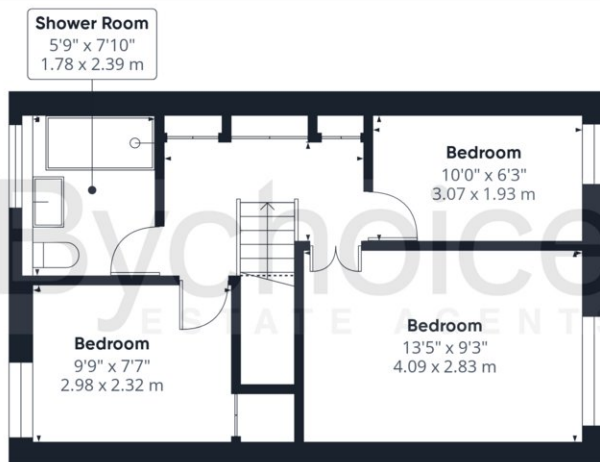








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
849 ft<sup>2</sup>  
78.9 m<sup>2</sup>

(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 1000 Mbps  
and upload speeds of up to 1000 Mbps  
(Ofcom data)

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

Utilities – Mains Drainage, Water,  
Electric, Warm Air Heating

Property Construction – Standard 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.

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