



**£316,000**

People Park Way, Sudbury





## THE PROPERTY

This three-bedroom home offers a practical layout with versatile living spaces. The entrance hall leads to all main rooms, including a front-facing kitchen and dining area with worktops, storage, and integrated appliances, including an oven, hob, extractor, and inset sink.

At the rear, the bright sitting room features double doors opening to the garden, creating a smooth indoor-outdoor flow. A ground-floor W/C adds convenience.

Upstairs, bedrooms one and two are well-proportioned with built-in wardrobes, while bedroom three is ideal as a guest room or study. The landing includes storage, and the family bathroom is fitted with a bath and shower over, sink, and toilet.

Outside, the rear garden offers a patio seating area, perfect for entertaining. A garage with studio space and off-road parking further enhance the property's appeal for modern living.

## THE LOCATION

Sudbury offers a vibrant market town atmosphere, with Thursday and Saturday markets selling fresh produce and artisan goods. A variety of shops, restaurants, cafés, and traditional pubs serve everything from local dishes to international cuisine. Cultural highlights include Gainsborough's House, St. Peter's Church, and live events at The Quay Theatre.

The surrounding countryside and River Stour provide opportunities for walking and cycling, while local parks add green space. Families benefit from schools, colleges, and accessible healthcare.

Sudbury has strong transport links, with a train station offering services to London Liverpool Street and nearby towns, plus reliable bus routes. Nearby destinations include Long Melford, Bury St Edmunds, Colchester, and Ipswich, all offering further leisure, shopping, and cultural attractions.





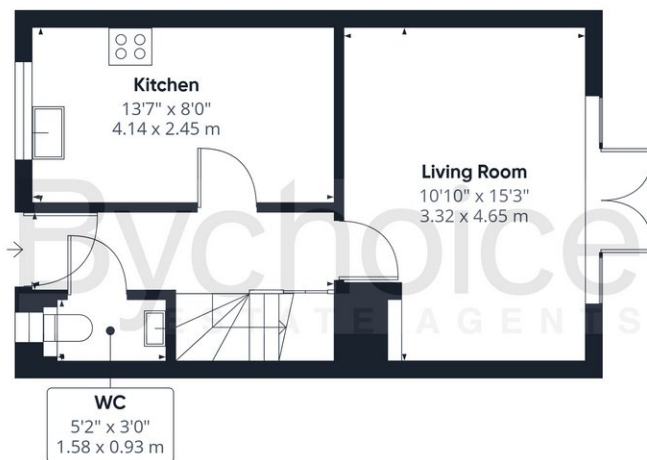




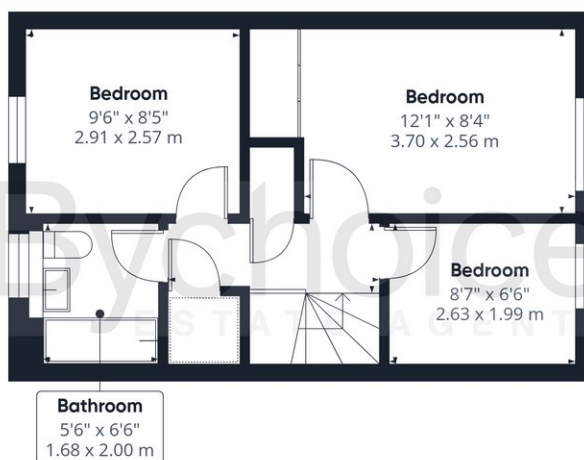








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
699 ft<sup>2</sup>  
64.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Tenure – Freehold

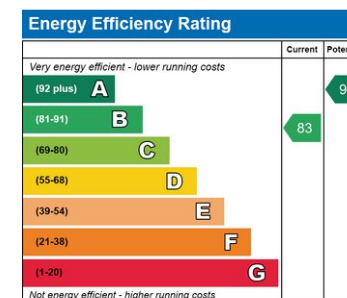
Broadband – Ultrafast broadband available with download speeds of up to 1800 Mbps, and upload speeds of up to 1000 Mbps available. (Ofcom Data)

Mobile Coverage – Voice & Data good outdoors with EE, O2, Three & Vodafone. (ofcom data)

Utilities – Mains drainage, gas heating, water, electric.

Estate Charge - Subject to an estate charge of £171.48 paid twice annually.

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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