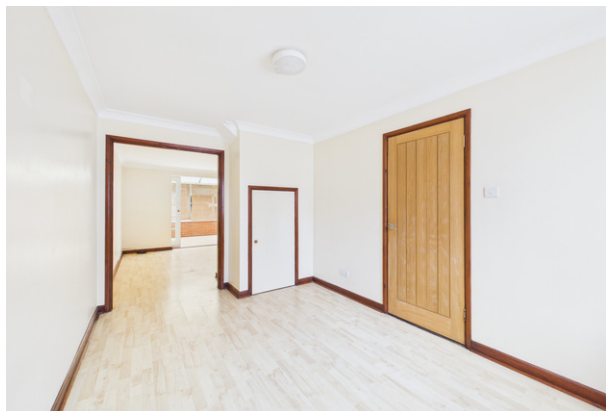




Offers In Excess Of £300,000

Humphry Road, Sudbury



THE PROPERTY

Welcome to this four-bedroom home, ideal for families seeking versatile living space and convenient access to local amenities — offered with no onward chain.

On entry, a porch leads into a spacious reception room, currently used as a home office, with sliding doors opening to the rear garden and letting in plenty of natural light.

The hallway gives access to a handy WC with storage beneath the sink. The kitchen features ample worktop space, stylish splashbacks, and integrated appliances including oven, hob, extractor fan, and inset sink.

Flowing from the kitchen is an open-plan dining and living area — perfect for modern family life. The adjoining sunroom, accessed via sliding doors from the living room, also leads to the garden, creating a lovely indoor-outdoor flow.

Upstairs, the spacious main bedroom benefits from a private ensuite with shower and built-in storage. The three further bedrooms are all well-proportioned, ideal for children, guests, or working from home. The family bathroom includes a modern suite with shower and storage.

Outside, the private rear garden offers a patio for al fresco dining, a lawn, and a shed. Off-road parking is available at the front.

THE LOCATION

Sudbury is a thriving market town with a wide range of shops, eateries, and leisure opportunities. Weekly markets offer fresh local produce and artisan goods, while restaurants and traditional pubs cater to all tastes.

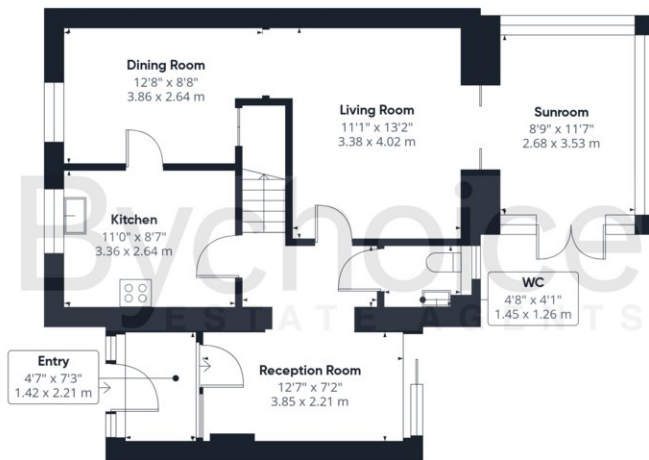
Cultural highlights include Gainsborough's House, St. Peter's Church, and the Quay Theatre. Outdoor lovers will enjoy scenic walks along the River Stour and surrounding countryside.

Families benefit from excellent schools and accessible healthcare. With its own train station and strong transport links, Sudbury is perfectly placed for access to Long Melford, Bury St. Edmunds, Colchester, and Ipswich.

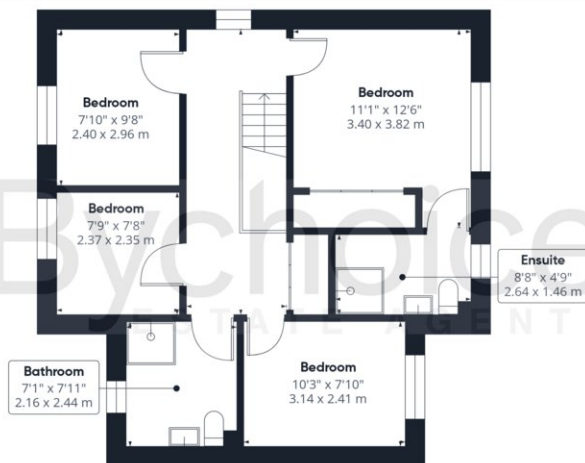








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

1248 ft²
115.9 m²

(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 D

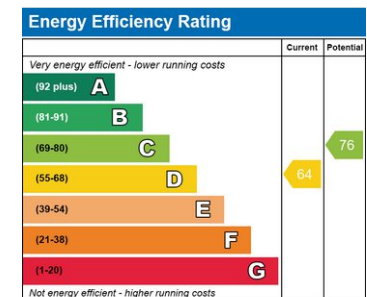
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1000mbps and upload speeds of up to 1000mbps available (Ofcom data)

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

Utilities – Mains Drainage, Water, Electric, Gas Central 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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