



£275,000

Priory Gardens, Sudbury



THE PROPERTY

This well-presented home opens into a welcoming entrance hall with cloakroom and storage, offering potential for internal access to the integral garage. To the rear, a stylish kitchen/dining room features shaker-style units, stone-effect worktops, integrated appliances, and slate-effect tiles. French doors lead to a low-maintenance landscaped garden with artificial lawn, paved terrace, and raised decking—perfect for entertaining.

The first floor offers a bright sitting room with front-facing Juliet balcony, while a spacious second bedroom or additional reception room enjoys its own Juliet balcony overlooking the garden.

Upstairs are three further bedrooms, including a generous principal suite with dual front windows, fitted wardrobe, and en suite shower room. The remaining bedrooms are served by a family bathroom. Bedrooms three and four are separated by a stud wall that could be removed (STPP) to create a larger double room.

A block-paved driveway and integral garage provide off-road parking.

THE LOCATION

Sudbury is a thriving market town with an excellent range of shops, restaurants, cafés, and traditional pubs, alongside popular Thursday and Saturday markets. Cultural attractions include Gainsborough's House and the Quay Theatre, while the nearby countryside and River Stour offer scenic walks and cycling routes.

The town is well-served by schools, healthcare facilities, and public transport, including a train station with links to London. Nearby towns include Long Melford, Bury St Edmunds, Colchester, and Ipswich, all offering further amenities and attractions.









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

Tenure – Freehold

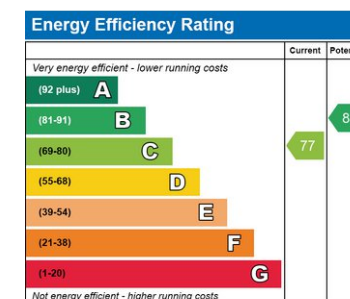
Estate Charge – The property is situated on a private road with a service charge of £241.00.

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 likely outdoors with EE, O2, Three & Vodafone (ofcom data)

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

Property Construction – Built using traditional methods with cavity walls, featuring red-faced brickwork to the ground floor and parts of the front and rear elevations, with the remainder finished in painted horizontal composite cement boarding.



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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