

Offers In Excess Of £375,000

People Park Way, Sudbury



THE PROPERTY

Set within a modern development and overlooking a green open space, this beautifully presented three-bedroom detached home offers extended living accommodation and a high standard of finish throughout.

The ground floor opens with a welcoming hallway and a spacious bay-fronted living room that enjoys views of the play park opposite. To the rear, the property has been extended to create a striking L-shaped kitchen/dining/family room, fitted with sleek dark cabinetry, integrated appliances, and a central dining area. Skylights and French doors allow in plenty of natural light and provide a seamless flow to the landscaped rear garden. A ground floor WC completes the level.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room. The further bedrooms are served by a modern family bathroom with stylish tiling and a contemporary suite.

Externally, the rear garden has been landscaped for ease of maintenance with artificial lawn and a generous paved terrace, ideal for outdoor entertaining. To the front, there is off-road parking and access to a garage.

THE LOCATION

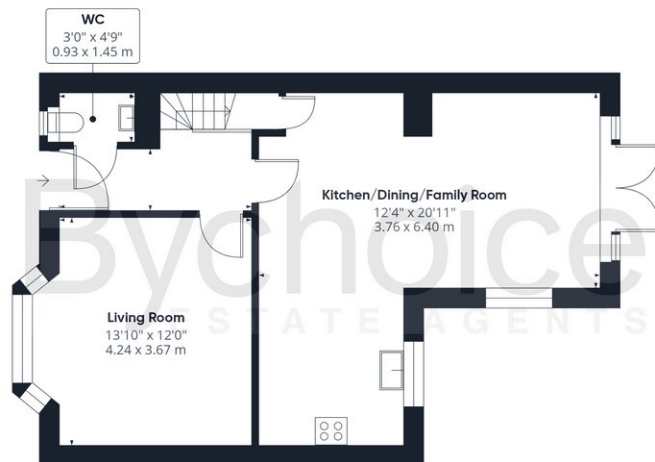
Sudbury offers a mix of local shops, supermarkets, pubs, restaurants, and cafes, as well as vibrant weekly markets. Cultural highlights include Gainsborough's House, St. Peter's Church, and The Quay Theatre. The nearby countryside and River Stour offer scenic walking and cycling opportunities.

The town benefits from good schools, healthcare services, and a railway station with links to London Liverpool Street via Marks Tey. Surrounding destinations include Long Melford, Bury St Edmunds, Colchester, and Ipswich — all within easy reach by road or public transport.

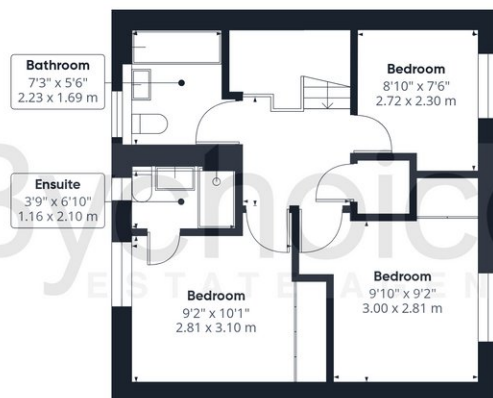








Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1026 ft²
95.3 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.

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

Tenure – Freehold

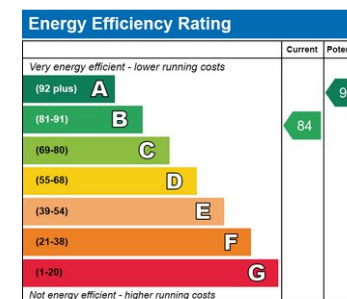
Estate Charge – The property is situated on a private road with a service charge of £180 paid twice annually

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 & Vodaphone. (ofcom data)

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

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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