

**Guide Price £300,000**

Springfield Terrace, Sudbury





Set within a charming Victorian terrace, this beautifully maintained home blends period character with modern comfort. From the moment you step inside, you're greeted by a warm and inviting living room, complete with a bay window featuring colourful stained glass and a feature fireplace that adds a touch of elegance. The separate dining room offers a great space for entertaining, flowing seamlessly into the kitchen at the rear.

The kitchen is well-equipped with wooden worktops, tiled splashbacks, and ample storage, while a useful utility area provides extra space for laundry and appliances. A ground floor bathroom sits beyond the kitchen, featuring a clean white suite and a window overlooking the garden.

Upstairs, the main bedroom spans the full width of the house, filled with natural light from twin windows with charming stained glass details. Two additional bedrooms to the rear provide ideal spaces for children, guests or a home office, while a separate WC adds convenience.

Outside, the rear garden is a peaceful retreat with a raised decking area surrounded by mature greenery—ideal for relaxing or entertaining in the warmer months. At the front, the property retains its original Victorian charm with a tiled path and decorative brickwork.

Located close to Sudbury's town centre, you'll enjoy easy access to a wide range of amenities including shops, cafes, schools, and regular markets. The nearby countryside offers scenic walks along the River Stour, and Sudbury train station provides direct links to London and neighbouring towns. This is a home that offers character, practicality, and convenience in equal measure.







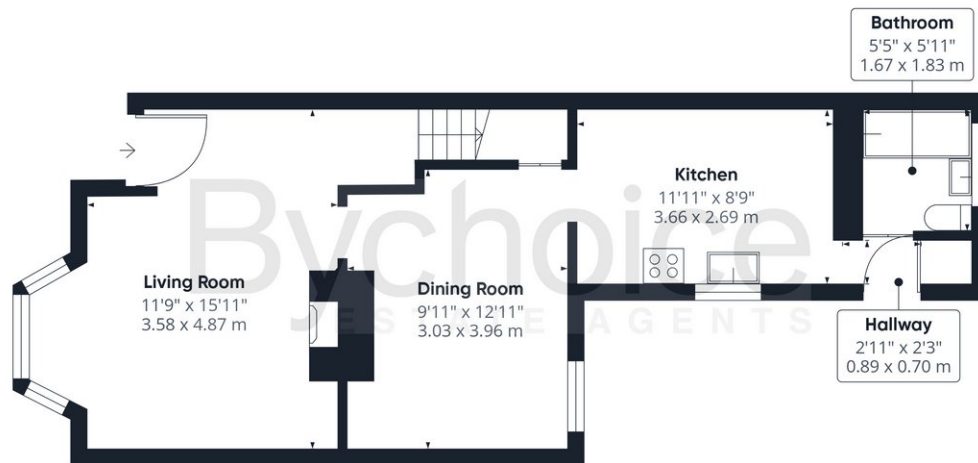




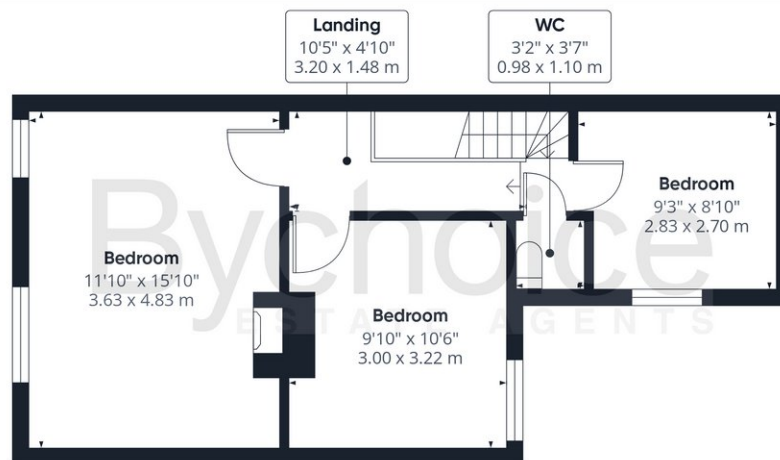








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
911 ft<sup>2</sup>  
84.6 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.

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

Tenure – Freehold

Broadband – Ofcom data not available for this postcode.

Mobile Coverage – Ofcom data not available for this postcode.

Utilities – Gas Central Heating, Mains Drainage, Water, Electric

Property Construction – Standard Brick Construction

Rights & Restrictions - We understand the property to fall within a conservation area, the property also has right of access across the front path for owners of the properties along the terrace. There is also bin access at the rear of the property.

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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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