



**Offers In Excess Of £360,000**

Head Way, Sudbury



## THE PROPERTY

This beautifully presented four-bedroom townhouse offers modern living across three well-designed floors.

The entrance hall includes an understairs storage cupboard and cloakroom with toilet and sink. To the rear, a spacious kitchen boasts generous worktop space, ample storage, and a central island, flowing into a bright dining room and a charming conservatory with direct access to the private garden.

The first floor features a welcoming living room overlooking the garden, complete with a feature fireplace and Juliet balcony, alongside the master bedroom with built-in wardrobes and en-suite shower room.

On the top floor, three further bedrooms, all with built-in wardrobes, share a family bathroom with bath, shower, sink, and toilet. Externally, the home benefits from a rear garden laid to patio and off street parking with a garage.

## THE LOCATION

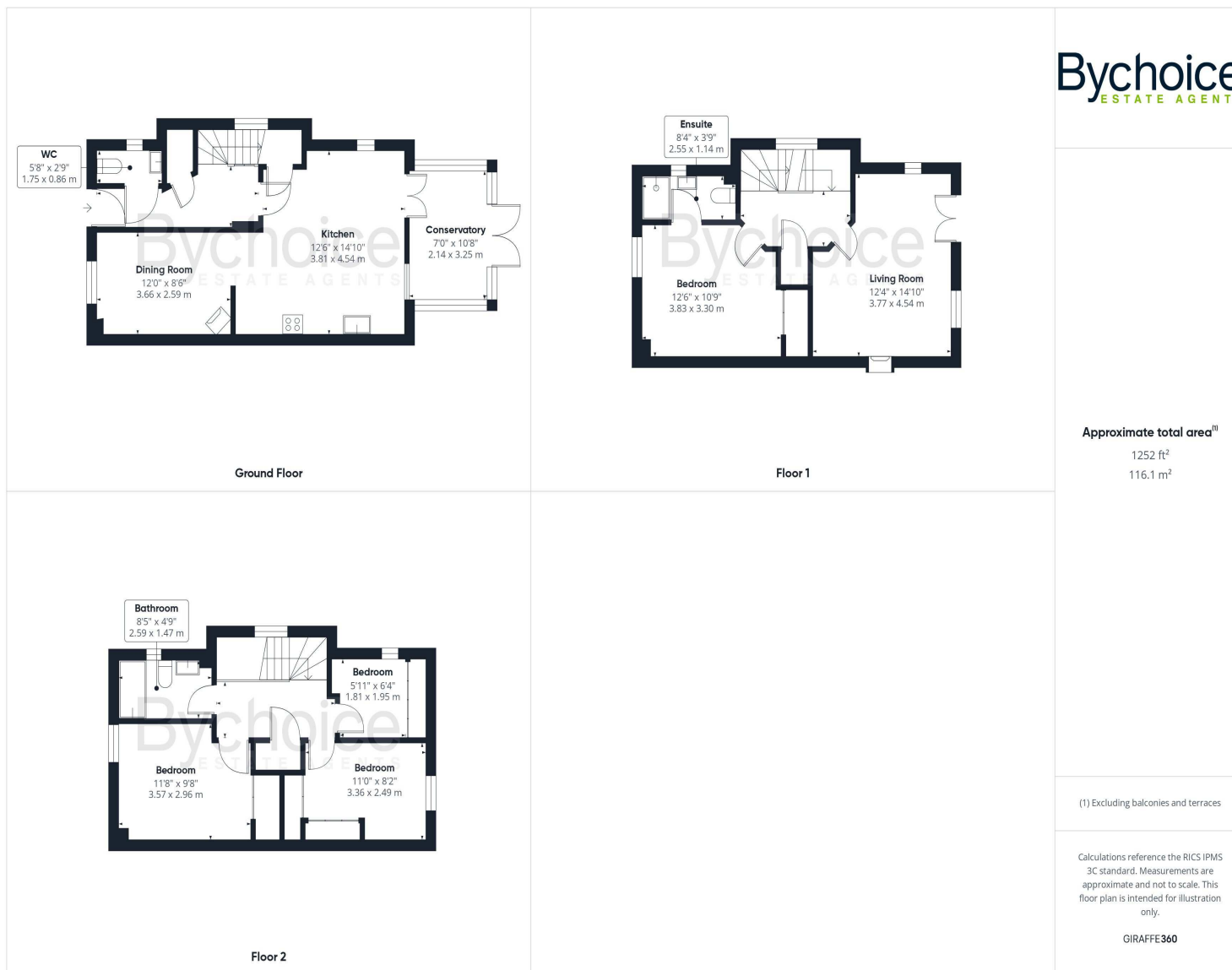
Sudbury offers a mix of shopping, vibrant Thursday and Saturday markets, and an excellent selection of restaurants, cafés, and traditional pubs. Cultural highlights include Gainsborough's House, St Peter's Church, and The Quay Theatre. The surrounding countryside and River Stour provide scenic walks and cycling routes.

Families benefit from good schools, healthcare, and transport links, with Sudbury station offering direct trains to London Liverpool Street. Nearby, explore Long Melford's historic charm, Bury St Edmunds' markets and Abbey Gardens, Colchester's zoo and castle, and Ipswich's waterfront, all within easy reach.









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ESTATE AGENTS

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

Tenure – Freehold

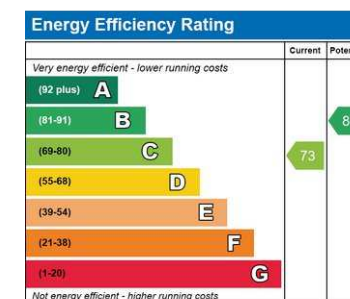
Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

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

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

Property Construction – Standard Brick  
Construction

Rights and Restrictions – Own right of  
access over drive for parking



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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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