

£325,000

York Road, Sudbury





## THE PROPERTY

Upon entry, you're greeted by a hallway leading to both the living and dining rooms. The living room, positioned at the front, features a large bay window and a character fireplace, creating a bright and welcoming space. The adjoining dining room also includes a fireplace and benefits from natural light—perfect for entertaining or family meals.

To the rear, the kitchen offers ample worktop and storage space, fitted with double ovens, hob, extractor, and an inset sink. A door leads out to the garden, making it ideal for summer gatherings.

Beneath the home is a versatile cellar, currently used as a music room, but adaptable for a variety of needs.

Upstairs, there are two generous bedrooms filled with natural light, plus a third room currently used as a study, which could serve as a single bedroom or nursery. The family bathroom includes a bath with overhead shower and a combination unit with integrated storage.

Outside, the rear garden is private and well presented, featuring a patio area, lawn, and a shed at the end for additional storage. The front offers off-road parking for two vehicles.

## THE LOCATION

Sudbury offers a lively market town atmosphere with a mix of independent shops, cafes, restaurants, and traditional pubs. Regular Thursday and Saturday markets bring local produce and artisan goods to the heart of town.

Cultural highlights include Gainsborough's House, St. Peter's Church, and The Quay Theatre. The surrounding countryside and the River Stour provide scenic walks and cycling routes. Families benefit from good schools and healthcare facilities nearby.

Sudbury has excellent transport links with its own train station, direct services to London Liverpool Street, and easy access to nearby towns such as Long Melford, Bury St. Edmunds, Colchester, and Ipswich.

















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

Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800mbps and upload speeds of up to 1000mbps. (Ofcom data)

Mobile Coverage – Mobile coverage available with EE, O2, Three, Vodafone (Ofcom data)

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

Property Construction – Standard brick construction

Rights and Restrictions – The property benefits from a shared path with its adjoining neighbour providing rear access to the rear garden.

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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