



£250,000

Elm Road, Sudbury





## THE PROPERTY

On entering, the hallway features a handy storage cupboard and leads to a bright, spacious living area with a large front window letting in plenty of natural light. The kitchen offers a practical layout with worktop space, storage, an integrated extractor fan, inset sink, and space for appliances, with an adjacent utility area for added convenience.

A secondary hallway provides access to the rear garden, a separate reception room, and a front entrance, along with a downstairs WC accessible from the garden. Upstairs, both bedrooms include built-in wardrobes, and the first-floor bathroom has a bath with overhead shower, toilet, and pedestal sink.

Outside, the rear garden features a patio, lawn, and stone seating area, ideal for relaxing outdoors. The front includes a garden and on-street parking available.

## THE LOCATION

Sudbury offers a variety of shops, lively Thursday and Saturday markets, and numerous dining options from traditional pubs to international cuisine. Cultural attractions include Gainsborough's House, St. Peter's Church, and The Quay Theatre. The surrounding countryside is perfect for walking, cycling, and riverside strolls, while the town itself has parks, green spaces, and accessible healthcare facilities.

Families benefit from local primary, secondary, and further education options. Transport links are excellent, with Sudbury train station offering direct routes to London Liverpool Street, and reliable bus services nearby. Long Melford, with its historic village and Holy Trinity Church, is a short drive, while Bury St. Edmunds, Colchester, and Ipswich are within easy reach for further shopping, dining, and cultural experiences.





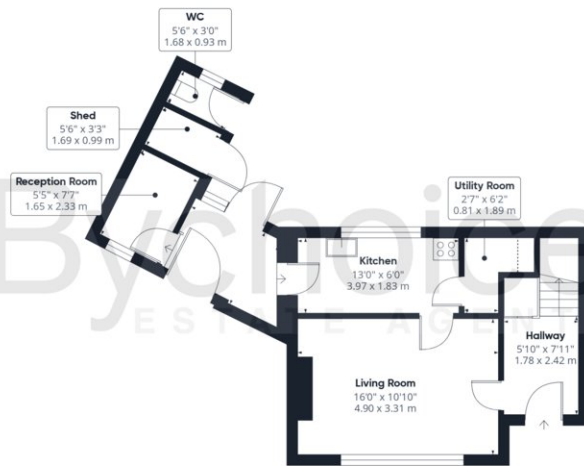












Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

820 ft<sup>2</sup>  
76.3 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council & Council Tax Band – Band B - 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 – Gas Central Heating, Mains Water, Mains Electric, Mains Drainage

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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