

£315,000

Dobbs Hill, Sudbury





This Victorian three-bedroom home offers charm, character, and modern convenience, set within walking distance of Sudbury's town centre. With its feature bay window, period fireplace, wood flooring, and original doors, the property retains its historic appeal while offering a practical layout and private garden.

The ground floor includes a welcoming hallway, a bay-fronted living room with French doors onto the garden, and a separate dining room with a feature arched window. The fitted kitchen provides ample storage with integrated oven and hob, while a modern ground floor shower room is finished in neutral tones.

Upstairs, three bedrooms offer flexible living arrangements: a generous principal bedroom, a second double overlooking the garden, and a third versatile room currently used as a dressing room.

The enclosed rear garden is a key feature, offering a private outdoor retreat with a decked terrace ideal for entertaining, mature borders, a lawn, and a useful shed.

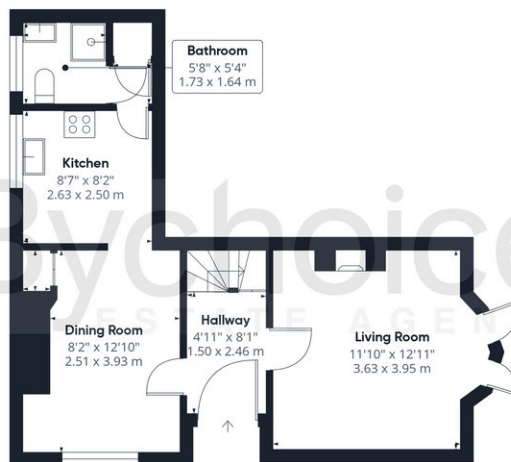
Situated in the historic market town of Sudbury, this home enjoys access to a wealth of amenities. Sudbury is well known for its thriving market, independent shops, cafés, restaurants, and supermarkets. Families benefit from local schools, doctors, and leisure facilities, while commuters appreciate Sudbury's rail link to London Liverpool Street (via Marks Tey). The surrounding countryside, including the Stour Valley and Dedham Vale Area of Outstanding Natural Beauty, provides endless opportunities for walking, cycling, and outdoor activities.

With its blend of period character, modern comforts, and a sought-after location, this home represents an excellent opportunity for those seeking a stylish property in one of Suffolk's most vibrant towns.

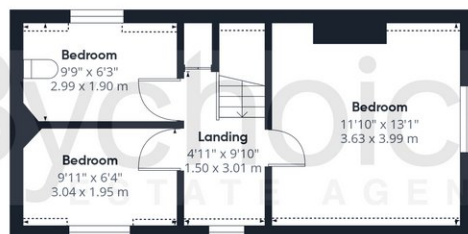








Ground Floor



Floor 1

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Approximate total area⁽¹⁾

760 ft²
70.7 m²

Reduced headroom

14 ft²
1.3 m²

(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.

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

Tenure – Freehold

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

Mobile Coverage – Coverage available from EE, O2, Three & Vodafone (Ofcom data)

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

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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