



Offers in excess of £220,000

Raleigh Road, Sudbury



THE PROPERTY

The property opens with a porch leading into the hallway, giving access to all main rooms. To the front, the kitchen provides ample worktop space and storage with units above and below. It includes an integrated oven, hob, and extractor, inset sink, and space for further appliances. A dining area adds versatility, making it both practical and welcoming.

At the rear, the living room is bright and inviting, with sliding doors opening onto the garden – perfect for relaxing or entertaining. A downstairs cloakroom with toilet and sink sits adjacent to the kitchen.

Upstairs, the landing leads to three well-proportioned, light-filled bedrooms. Two built-in storage cupboards add convenience. The family bathroom features a separate bath and shower, alongside a modern combination unit with sink, storage, and toilet.

Outside, the rear garden provides a pleasant outdoor space. To the front, the property benefits from a garage en bloc with parking in front, plus further parking available on a first come, first served basis.

THE LOCATION

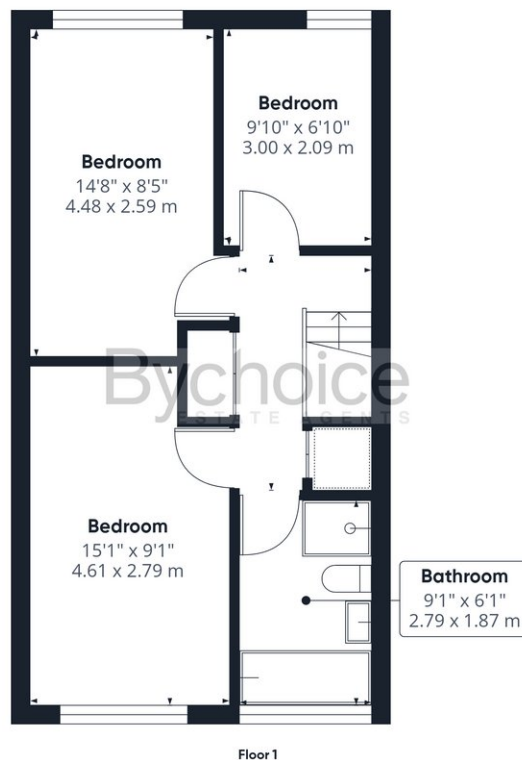
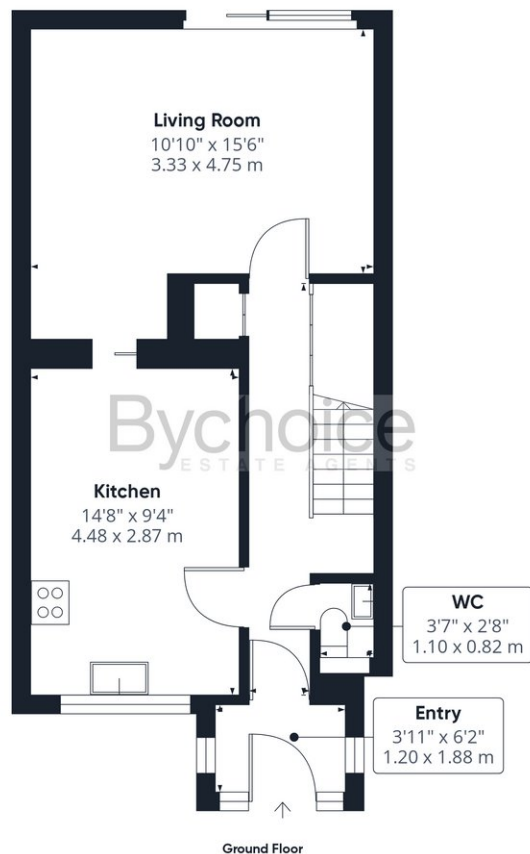
Sudbury offers a mix of shops, restaurants, cafés, and traditional pubs, complemented by lively Thursday and Saturday markets. Attractions include Gainsborough's House, St Peter's Church, and The Quay Theatre.

The surrounding countryside is ideal for walking, cycling, and riverside strolls, with local schools and healthcare facilities close by. Sudbury station provides direct links to London Liverpool Street, while buses and road connections make nearby towns easy to reach. Long Melford, Bury St Edmunds, Colchester, and Ipswich are all within a short drive, each offering further history, culture, and amenities.









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Approximate total area⁽¹⁾
896 ft²
83.2 m²

(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.

GIRAFFE360

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

Tenure – Freehold

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

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodaphone (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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