

£240,000

Ballington Street, Sudbury, Suffolk



THE PROPERTY

A welcoming front door opens into a cosy living room with exposed brick feature wall, wood flooring and stairs rising to the first floor. The kitchen is beautifully fitted with a range of wall and base units, solid wood work surfaces, inset sink, integrated slimline dishwasher, washing machine and space for a large range-style cooker and American fridge freezer.

The property has been thoughtfully extended to create a stunning kitchen/breakfast area, complete with a large breakfast bar, two under-counter drinks fridges, underfloor heating, vaulted ceiling with skylights and bi-fold doors opening to the low-maintenance rear garden — ideal for entertaining.

Upstairs, the landing leads to two bedrooms and a stylish modern shower room. The main bedroom includes built-in wardrobes and a front aspect window, while the second bedroom is currently used as a dressing room but can accommodate a single bed and furniture. The shower room is fully tiled and features a rainfall-style shower, vanity unit and skylight.

Outside, the rear garden is fully paved and enclosed by brick walls, providing a private space for alfresco dining with a gate leading to two parking spaces and a timber garage with power and lighting.

THE LOCATION

Located on Ballingdon Street, a short stroll from Sudbury's vibrant market town centre, the property enjoys easy access to local shops, cafes, restaurants, pubs and the scenic River Stour. Sudbury offers excellent transport links with a branch line to London Liverpool Street, plus road access to Bury St Edmunds, Colchester and Ipswich.









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

Tenure – Freehold

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

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

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

Property Construction – We understand the property to be a late 17th-century timber-framed property with an 18th-century red brick façade, now rendered and painted. (Historic England)

Rights and Restrictions – Grade II Listed, Conservation Area Designation, the property benefits from right of access over neighbouring driveways to get to the parking and garage.

Flood Risk – According to the Government's Flood Risk Map, this property is located within an area identified as having a high risk of surface water flooding and a low risk of flooding from rivers or the sea. The current owners advise they have not experienced any flooding or flooding concerns during their ownership. The majority of properties in Ballingdon have the same flood risk report.

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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