

**Offers in excess of £400,000**

Herbert Close, Sudbury





## THE PROPERTY

Upon entering via the composite front door, you are welcomed into a spacious hall giving access to the main ground-floor rooms. The sitting room offers a generous living space with a gas fire, two radiators and double-glazed French doors opening to the rear garden. Adjacent is the dining room, ideal for family meals or entertaining, with views over the garden.

The modern kitchen/breakfast room features sleek white cabinetry with quartz worktops, a fan-assisted double oven, inset gas hob and space for a dishwasher and fridge/freezer. A breakfast bar provides casual dining, while an understairs cupboard offers valuable storage. The kitchen leads to a separate utility room—also with quartz worktops—providing appliance space, additional storage and access to both the side of the property and the ground-floor WC.

A front-facing study provides a quiet and versatile space for home working or hobbies.

Upstairs are four well-proportioned bedrooms. The master bedroom enjoys its own ensuite, while bedroom two also benefits from a private shower room. Bedrooms three and four are served by a contemporary family bathroom. All bathrooms feature heated towel radiators. The home additionally benefits from full-fibre broadband.

The rear garden offers a peaceful retreat with a patio for outdoor dining, a well-maintained lawn, mature planting and a secondary seating area perfect for summer evenings. Externally, the property includes a tandem garage and a driveway providing parking for multiple vehicles.

## THE LOCATION

Sudbury offers a wide range of shops, popular weekly markets, excellent dining options and cultural highlights such as Gainsborough's House and the Quay Theatre. The surrounding countryside and River Stour provide superb walking routes, while the town offers good schools and healthcare facilities. Transport links include a branch-line station to London Liverpool Street and regular bus services. Nearby destinations include Long Melford, Bury St Edmunds, Colchester and Ipswich.



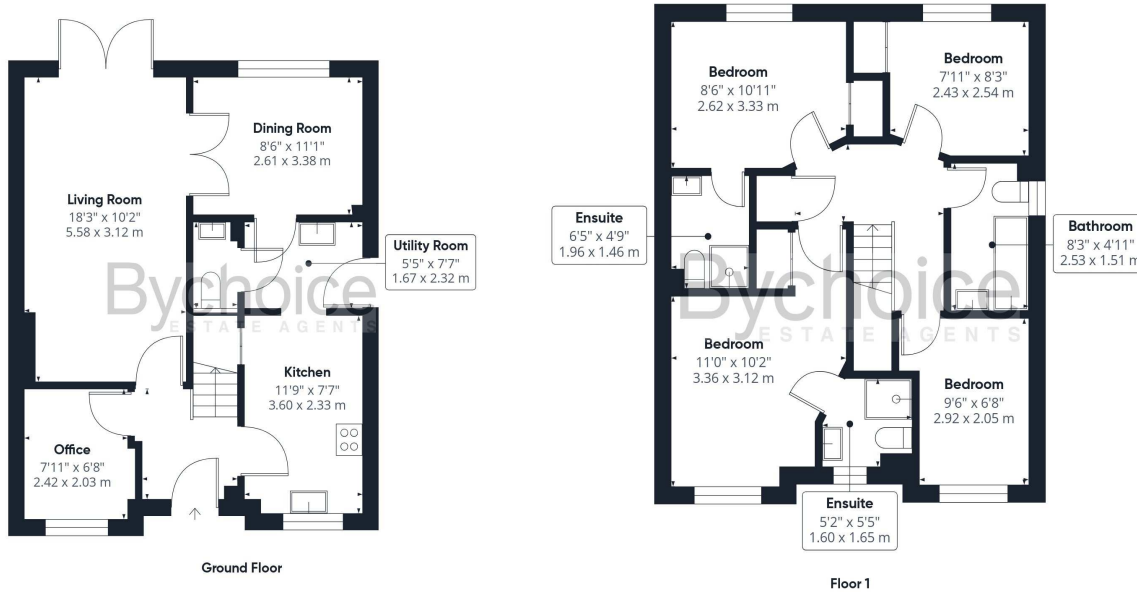












Approximate total area<sup>(1)</sup>  
1060 ft<sup>2</sup>  
98.6 m<sup>2</sup>

(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 – Band E - Babergh District Council

Tenure – Freehold

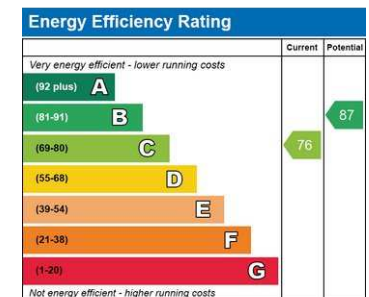
Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outdoor with EE, Three, O2 & Vodafone. (Ofcom data)

Rights & Restrictions - The property benefits from a shared driveway which provides access to the property and its own private driveway. We understand the maintenance and responsibility for upkeep is shared between the four properties in the cul-de-sac.



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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.