



**£350,000**

Corporal Lillie Close, Sudbury



This well-presented and versatile four-bedroom home enjoys a highly convenient setting in the heart of Sudbury Town Centre, placing a superb range of amenities within easy walking distance. The property offers generous living space across two floors, beginning with a welcoming entrance hall that provides access to a ground-floor WC, the kitchen and a spacious bay-fronted sitting room. The sitting room features a large bay window and an attractive feature fireplace, with double doors opening into the dining room—an ideal arrangement for family living or entertaining. The dining room links directly to both the kitchen and the bright sun room, which enjoys views over the courtyard garden and French doors opening outside.

The kitchen is well equipped with matching wall and base units, work surfaces, an integrated electric oven at chest height, an inset hob with extractor, and space for essential appliances. Completing the ground floor is the cloakroom, fitted with a close-coupled WC and wash hand basin.

Upstairs, the first-floor landing includes useful built-in storage and leads to four bedrooms and the family shower room. Bedroom one is positioned at the front of the home and features fitted wardrobes and a private ensuite comprising a shower enclosure, wash hand basin, WC and heated towel rail. Bedrooms two and three overlook mature greenery at the rear, while bedroom four—currently used as a home office—is located at the front.

Outside, the property benefits from parking to the front and a low-maintenance courtyard-style garden to the rear with gated access. With spacious accommodation, flexible room usage and an unbeatable town-centre location close to Waitrose, the Quay Theatre, the doctors surgery, the train station and Sudbury's popular weekly markets, this is an excellent home for families, commuters, downsizers or those needing dedicated work-from-home space.









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

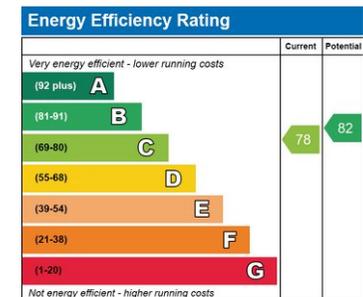
Tenure – Freehold

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

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

Utilities – Mains drainage, electric, water, 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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