



**£270,000**

Reynolds Way, Sudbury



## THE PROPERTY

A welcoming entrance hall gives access to the ground floor W/C, kitchen, and spacious sitting/dining room.

The kitchen, positioned to the front, offers a range of wall and base units with work surfaces over, inset sink with mixer tap, integrated oven with gas hob and extractor, and space for both a washing machine and fridge/freezer. A breakfast bar provides a handy dining area.

The sitting/dining room provides ample space for both living and dining furniture, with a feature fireplace, understairs storage, and patio doors opening onto the rear garden, creating a bright and sociable space.

The ground floor W/C includes a close-coupled W/C, wash hand basin, and window to the front aspect.

Upstairs, the landing leads to all bedrooms and the family bathroom. The main bedroom benefits from a front aspect, built-in cupboard, and ensuite shower room with corner shower, W/C, basin, and window. Bedrooms two and three overlook the rear garden and both include built-in storage. The family bathroom has a panelled bath with shower over, W/C, basin, and window to the side.

Outside, the rear garden is attractively landscaped with a paved patio, small lawn, and mature flower borders enclosed by fencing. A side gate provides access to the garage with parking in front and an additional parking space to the side. The side garden is laid to shingle with a timber shed.

## THE LOCATION

Sudbury offers a bustling market town atmosphere with shops, restaurants, cafes, and historic attractions such as Gainsborough's House. Surrounded by scenic countryside and the River Stour, it's ideal for walking and cycling. The town provides excellent transport links via train to London and easy access to Bury St Edmunds, Colchester, and Ipswich.









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

Tenure – Freehold

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

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

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

Property Construction – Standard Brick  
Construction

**Sudbury Office**  
01787 468400  
sudbury@bychoice.co.uk  
6 King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare  
these particulars, they are for guidance and are for general  
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to ensure their accuracy, they should not be relied upon.

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