



Guide Price £250,000

Betty Cocker Grove, Sudbury



THE PROPERTY

Upon entering, the property opens into an entrance hall leading through to a bright living room with a front aspect window. Double doors connect the living space to the kitchen, creating a practical and sociable layout ideal for modern living. The kitchen enjoys a rear aspect window and is fitted with an integrated hob and oven. Further double doors open onto a decked garden area, complete with integrated shelving and outdoor power sockets, making it well suited for entertaining or everyday convenience.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefitting from a built-in wardrobe. A modern family bathroom serves both rooms and comprises a WC, wash hand basin with storage below and a bath with shower over.

The garden extends to a further section with a wooden shed and gated access to an allocated parking space at the side of the property. There is also off-street parking to the front.

THE LOCATION

Sudbury offers a wide range of amenities, including independent shops, national retailers and twice-weekly markets. The town features a variety of restaurants, cafés and traditional pubs, alongside cultural attractions such as Gainsborough's House, St Peter's Church and the Quay Theatre. Surrounded by attractive countryside and the River Stour, the area is ideal for walking and cycling. Sudbury also benefits from well-regarded schools, healthcare facilities and a railway station with links to London Liverpool Street, as well as convenient access to Long Melford, Bury St Edmunds, Colchester and Ipswich.









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

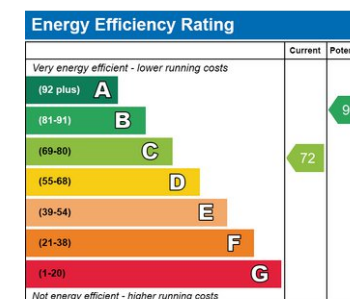
Tenure – Freehold

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 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, 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.

Bychoice
ESTATE AGENTS