



**Offers In Excess Of £340,000**

**Pinecroft Rise, Sudbury**



## THE PROPERTY

Welcome to this well-presented and thoughtfully arranged three-bedroom home, offering bright and versatile living spaces perfectly suited to modern family life.

Upon entering, you are greeted by a welcoming hallway with stairs rising to the first floor and access to a convenient ground floor cloakroom, fitted with a wash hand basin and WC. From here, you are led into the spacious dual-aspect lounge/diner, where natural light flows through from the front-facing window, while French doors to the rear create a seamless connection to the garden, making this an ideal space for both relaxing and entertaining.

The kitchen is well-appointed with a range of matching wall and base units over work surfaces, incorporating a stainless steel sink and drainer, with ample space for appliances and a door providing direct access to the outside, enhancing practicality for day-to-day living.

Upstairs, the property offers three well-proportioned bedrooms, including a comfortable principal bedroom benefitting from fitted wardrobes, while the remaining rooms provide flexibility for family, guests or home working. The accommodation is completed by a family bathroom, fitted with a bath with shower over, wash hand basin and WC. The landing also provides useful storage and access to the loft.

Outside, the rear garden has been designed with low maintenance in mind, beginning with a decked terrace ideal for outdoor seating, leading onto a predominantly block paved area. Additional features include a large shed, outside tap and lighting, as well as side access and a door leading directly into the garage. The garage itself is equipped with power and lighting and benefits from a pitched roof, offering excellent storage or potential for a variety of uses. The front of the property is mainly laid to lawn with path to the front door, driveway providing off street parking.

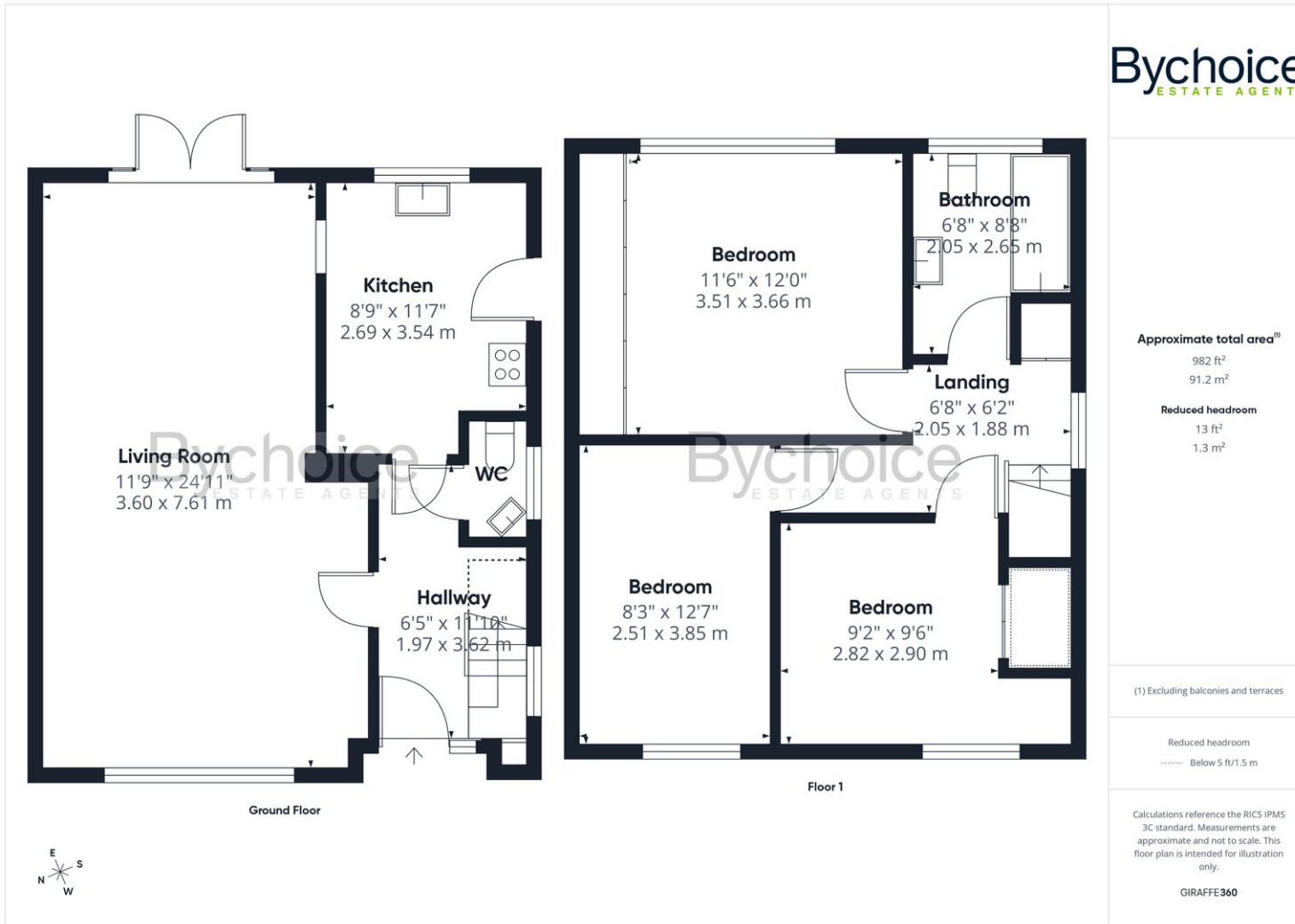
## THE LOCATION

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is









### AGENTS NOTE

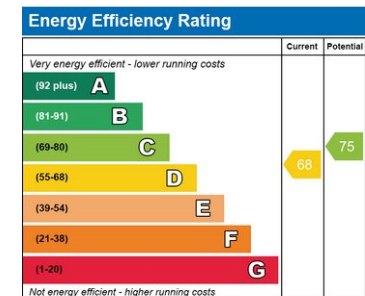
Council & Council Tax Band – Band C - Babergh District Council

Broadband - Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric heating

Property Construction – 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