



**£260,000**

**Tudor Close, Sudbury**



## THE PROPERTY

Offered with no onward chain, this two-bedroom semi-detached bungalow provides spacious and well-presented accommodation throughout.

The entrance hall gives access to all principal rooms. To the front, the kitchen/dining room features a range of fitted units with ample worktop space, an integrated oven, hob and extractor hood, inset sink, and space for dining, making it ideal for everyday living and entertaining.

The living room is bright and welcoming, enjoying plenty of natural light from a front-aspect window. Both bedrooms are generously sized and benefit from built in storage cupboards.

The shower room is fitted with a shower, heated towel rail and a vanity unit incorporating a wash hand basin, WC and useful storage.

To the rear, the sun room enjoys views over the garden and provides access outside. The enclosed rear garden is mainly laid to lawn with a patio seating area, which also offers access to the garage and gated side access to the front.

Further benefits include off-road parking and a garage.

## THE LOCATION

Sudbury is a thriving Suffolk market town offering a wide range of shops, restaurants, cafés and traditional pubs. The popular Thursday and Saturday markets provide fresh produce, artisan goods and local specialities, while cultural attractions include Gainsborough's House, St Peter's Church and the Quay Theatre.

Surrounded by beautiful countryside, Sudbury is ideal for walking and cycling, with scenic routes along the River Stour. The town also offers a range of schools, healthcare facilities and everyday amenities.

Excellent transport links include a railway station with connections to London Liverpool Street via Marks Tey, alongside regular bus services. Nearby destinations include the historic village of Long Melford, the market town of Bury St Edmunds, the city of Colchester and the county town of Ipswich, all providing further shopping, leisure and cultural opportunities.









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

Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1000mbps and upload speeds of up to 1000mbps available (Ofcom data)

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

Utilities – Mains Drainage, Water, Electric, 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