

£210,000

Hawkins Road, Sudbury



THE PROPERTY

A well-presented three-bedroom home offering a spacious layout with a bright living room featuring French doors opening onto the rear garden. The property benefits from a well-equipped kitchen with ample storage, a built-in larder, family bathroom, separate WC and versatile third bedroom currently used as a home office. Outside, the attractive rear garden offers a patio seating area, mature planting, storage shed and rear access. Further benefits include a garage and allocated parking.

THE LOCATION

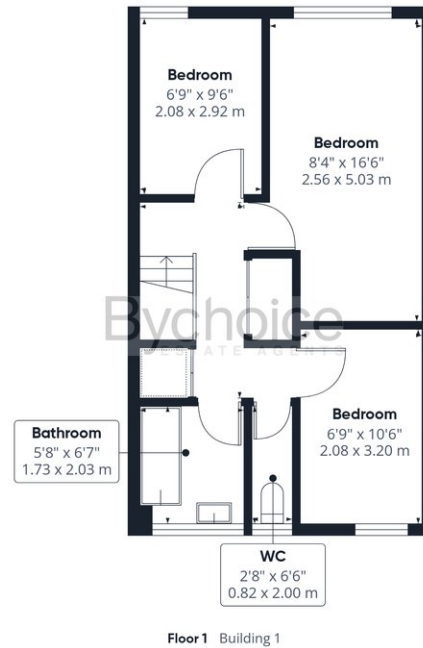
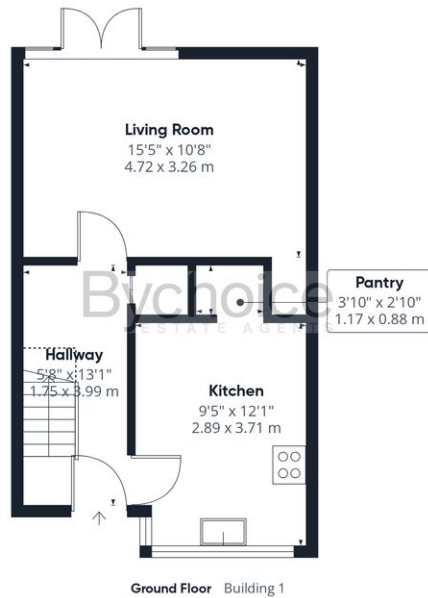
Sudbury is a desirable Suffolk market town offering a blend of historic charm, excellent amenities and beautiful countryside. The town provides a variety of shops, cafés, restaurants, traditional pubs and popular twice-weekly markets. With attractions including Gainsborough's House, St Peter's Church and the Quay Theatre, there is plenty to explore.

Surrounded by the scenic Stour Valley, Sudbury is ideal for walking and cycling, while also benefiting from excellent schools, healthcare facilities and transport links, including rail connections towards London Liverpool Street. Nearby towns such as Long Melford, Bury St Edmunds, Colchester and Ipswich provide further shopping, leisure and cultural opportunities.









Approximate total area⁽¹⁾

901 ft²

83.8 m²

Reduced headroom

12 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Broadband – Superfast broadband with
downloads speeds of up to 80 Mbps
and upload speeds of up to 20 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 with exterior cladding

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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.