



Guide Price £215,000

Banham Drive, Sudbury, Suffolk



This recently refurbished semi-detached bungalow in Sudbury, is a perfect blend of modern comfort and convenience, situated in a peaceful development for residents over the age of 55. The property has been thoughtfully refurbished by the current owner, with a contemporary and stylish interior throughout.

As you enter the property, you walk into a useful hallway with access to the main living space. With a bay window to the front, the room is bright and airy, with a feature fireplace and the opportunity to add your own electric fire. The space also benefits from a well-proportioned dining area, which leads into the kitchen, offering a range of base and wall-mounted units with sleek, complementary work surfaces. The kitchen benefits from an integrated oven/grill and four-ring electric hob, space for a fridge/freezer, and space and plumbing for a washing machine. The living areas are completed with wood-effect laminate flooring.

An inner hall with a storage cupboard housing the boiler provides access to the remaining rooms. The newly fitted shower room features a large walk-in shower, vanity sink unit with storage underneath, WC, chrome electric towel radiator and wall-mounted mirror.

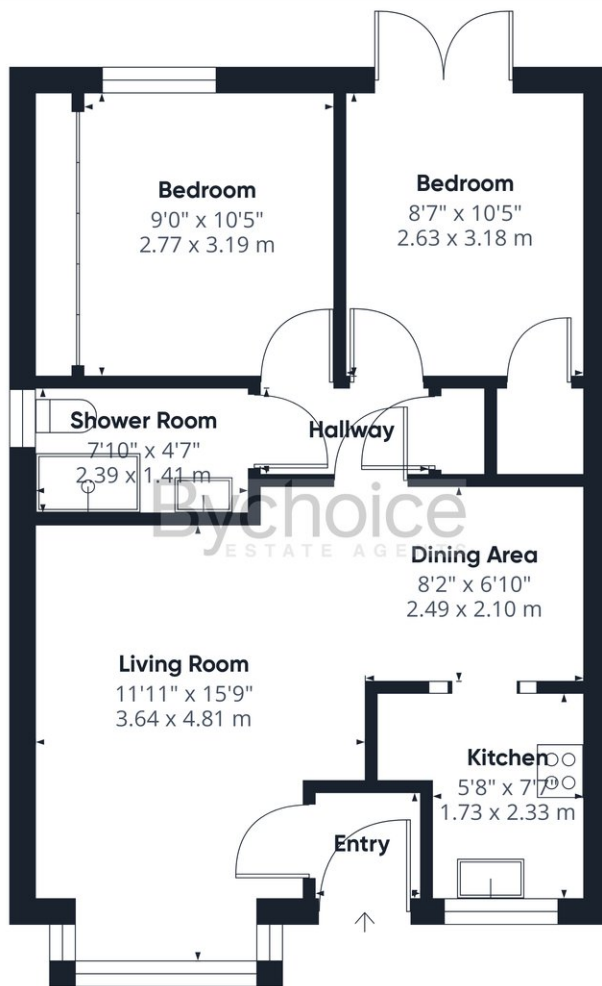
The two bedrooms offer great space, with bedroom one benefiting from fitted wardrobes with a vanity unit set inside, providing useful storage. Bedroom two benefits from French doors opening out into the garden.

Outside, the property benefits from allocated parking, ensuring convenience for residents with vehicles. The development itself has well-maintained communal spaces, with a patio directly outside your own French doors, providing a peaceful setting for those looking to enjoy a quiet retirement.









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Approximate total area⁽¹⁾
584 ft²
54.2 m²

(1) Excluding balconies and terraces

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

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

Tenure – Leasehold

Lease Length - 95 years remaining

Service Charge - £2446.84 per Annum

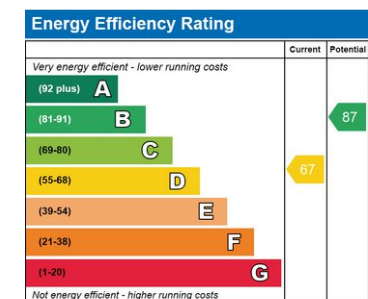
Ground Rent- £35 Per annum

Broadband – Ultrafast broadband with downloads speeds of up to 1000 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 Fired Central Heating

Property Construction – Standard Brick



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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.

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