

Asking Price £475,000

Woodhall Road, Sudbury







The ground floor welcomes you with a spacious living room, featuring attractive bay windows to the front which add character and create a wonderful sense of space and light. The hardwood flooring continues throughout the ground floor, providing a stylish and cohesive finish. The separate living room offers an excellent space to relax and unwind, while the impressive open-plan living/dining area provides plenty of room for both everyday family life and entertaining guests.

The kitchen is well equipped, featuring a breakfast bar, fitted oven, gas hob and integrated dishwasher, alongside ample storage and worktop space. A large utility cupboard provides valuable additional storage and includes space and plumbing for a washing machine, while French doors offer a lovely connection to the outside. The ground floor also benefits from a generously sized bedroom with fitted wardrobes and its own ensuite shower room, complete with a large walk-in shower. French doors from this bedroom provide further access to the outside, adding to the appeal of this versatile space. A further ground floor bedroom currently used as a snug/tv room and separate WC complete the ground floor accommodation.

Upstairs, there are two further well-proportioned double bedrooms, a family bathroom fitted with a bath, and a landing area with space to house a desk. The flexible layout offers plenty of options for family living, guest accommodation or working from home.

Outside, the property enjoys a good-sized rear garden, featuring a patio area ideal for outdoor dining and entertaining, with the remainder laid to lawn. Trees have been planted at the far end of the garden and are continuing to establish, adding to the garden's appeal as they mature.

The location is another real highlight, with Sudbury town centre within walking distance, providing convenient access to a range of shops, cafés, restaurants and everyday amenities.



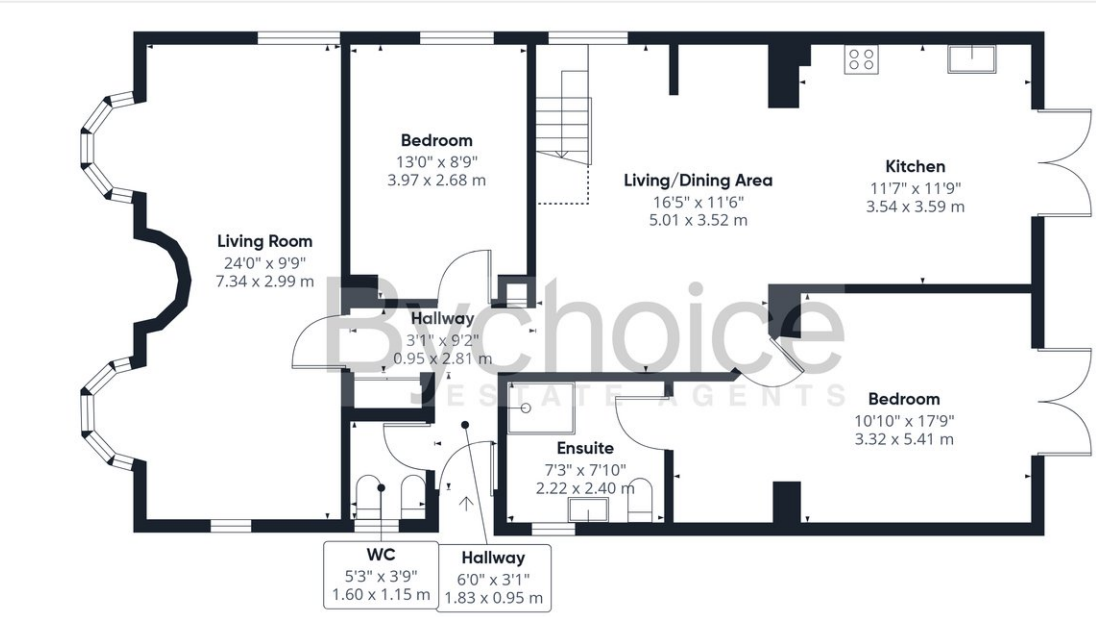


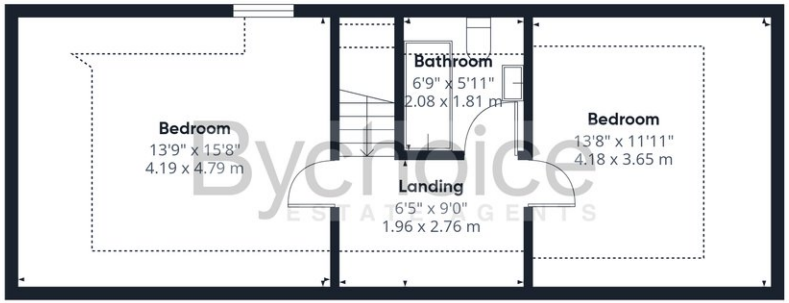












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Approximate total area(1)
1495 ft²
138.8 m²

Reduced headroom
204 ft²
19 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.

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Council & Council Tax Band – C - Babergh District Council

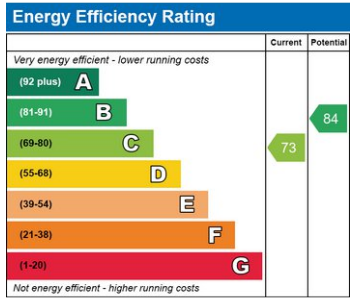
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800mbps 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 Gas, Electricity, Water & Drainage

Property Construction – Brick Built



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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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