



Guide Price £440,000

Deben Drive, Sudbury



Situated in a popular and convenient location close to the town centre, this generously proportioned property offers spacious and versatile accommodation throughout, making it an ideal choice for families and those seeking a home with plenty of indoor and outdoor space.

Upon entering the property, you are welcomed by an entrance hall leading through to the main living accommodation. The spacious living/dining room provides an excellent space for relaxing and entertaining, with ample room for both lounge furniture and a dining table.

The kitchen is well laid out, offering a good range of worktop and cupboard space, along with a double built-in oven and electric hob. The sink is conveniently positioned overlooking the rear garden. The conservatory provides an additional reception area, ideal for relaxing and enjoying views of the garden throughout the year. Also situated on the ground floor is a useful utility room, helping to keep household tasks neatly tucked away.

The property further benefits from a separate playroom, offering excellent flexibility for families and providing the potential to be used as a children's play area, home office or additional sitting room. A ground-floor bathroom fitted with a walk-in shower adds further convenience, while the integral garage provides valuable storage and further practicality.

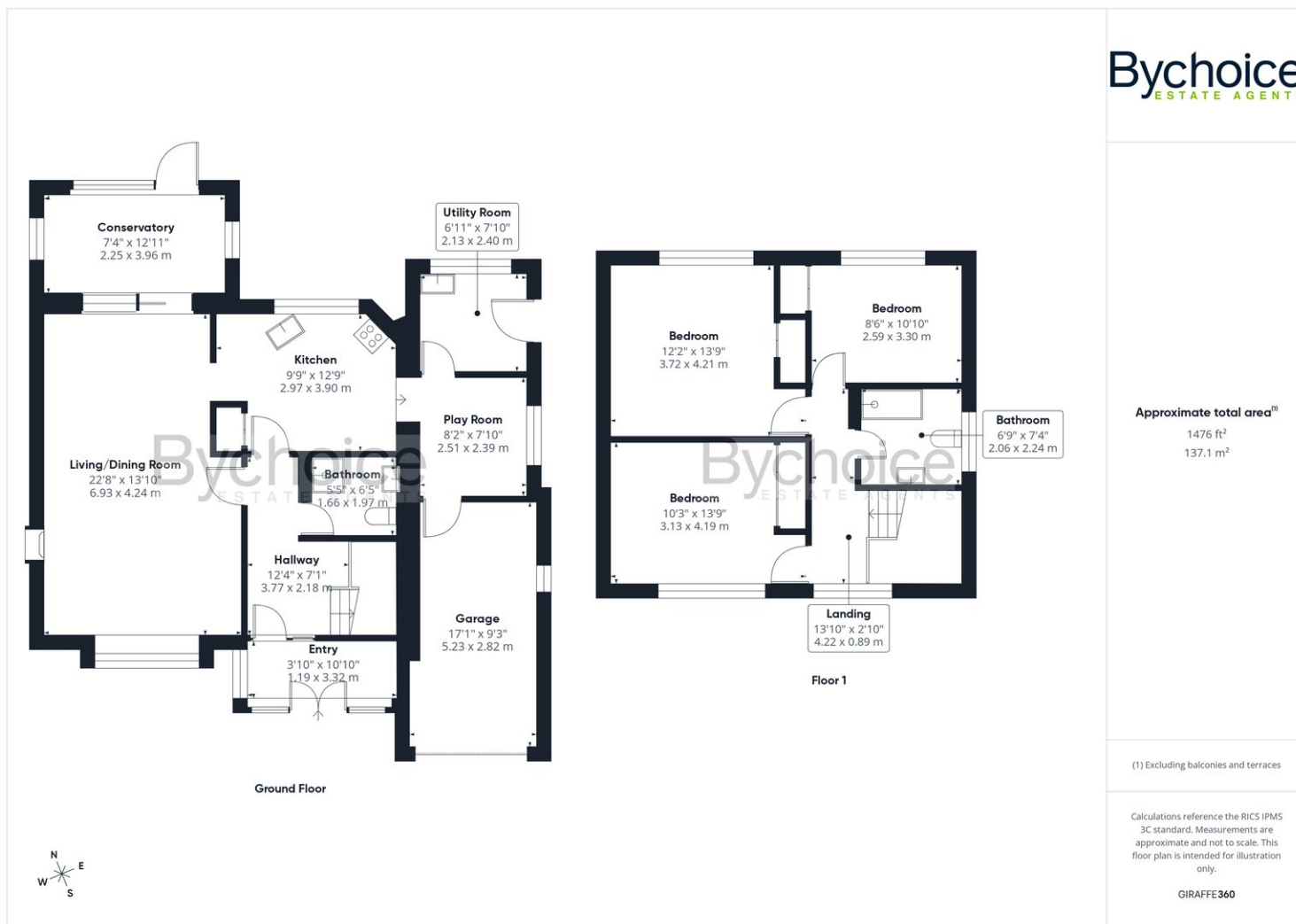
Upstairs, the first floor offers three well-proportioned bedrooms, each benefiting from built-in wardrobes, providing useful additional storage. The bedrooms offer comfortable accommodation for family members or guests, while the landing leads to the family bathroom, completing the first-floor layout.

Externally, the property continues to impress with a large driveway providing ample off-road parking. To the rear, the generous garden offers an excellent outdoor space for families and garden enthusiasts alike. Predominantly laid to lawn, the garden is complemented by a patio area, ideal for outdoor dining and entertaining. A summer house provides a lovely additional space to relax or pursue hobbies, while a separate storage shed offers practical storage solutions. A fish pond adds a charming feature, creating an attractive and peaceful outdoor setting.









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

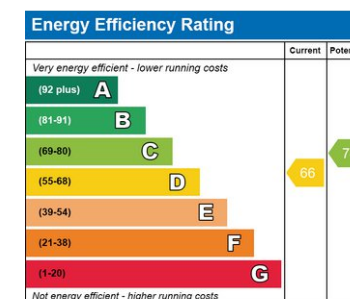
Tenure – Freehold

Broadband – Ultrafast with download speeds of 1800 Mbps and upload speeds of 1000 Mbps

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



Sudbury Office
01787 468400
sudbury@bychoice.co.uk
6 King Street, Sudbury, Suffolk, CO10 2EB

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