

£230,000

Hawkins Road, Sudbury







Situated in a convenient location close to Sudbury town centre, this well-presented home offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, growing families or those looking to enjoy easy access to local amenities.

Upon entering the property, you are greeted by an entrance hallway leading through to a generous living room, providing an inviting space with ample room for both relaxing and entertaining.

To the front of the property is a well-appointed kitchen, offering a practical layout with space for everyday cooking and dining. A useful built-in cupboard provides additional storage, perfect for keeping everyday essentials neatly tucked away. There is also a particularly handy space beneath the stairs, offering the ideal opportunity to create a dedicated home office or desk area.

To the first floor, the landing gives access to three well-proportioned bedrooms, each offering versatile accommodation to suit a variety of needs. The family bathroom is complemented by a separate WC, a practical addition for busy households.

Externally, the property benefits from an enclosed rear garden, providing a pleasant and private outdoor space, ideal for relaxing or entertaining, along with the added convenience of a useful rear entrance. Further benefits include a garage and on-street parking.

Conveniently positioned within easy reach of Sudbury town centre, the property is ideally placed for a range of local shops, amenities and transport links.

Offering a fantastic combination of comfortable living space, three well-sized bedrooms and a convenient location, this is a lovely home that deserves a viewing to be fully appreciated.













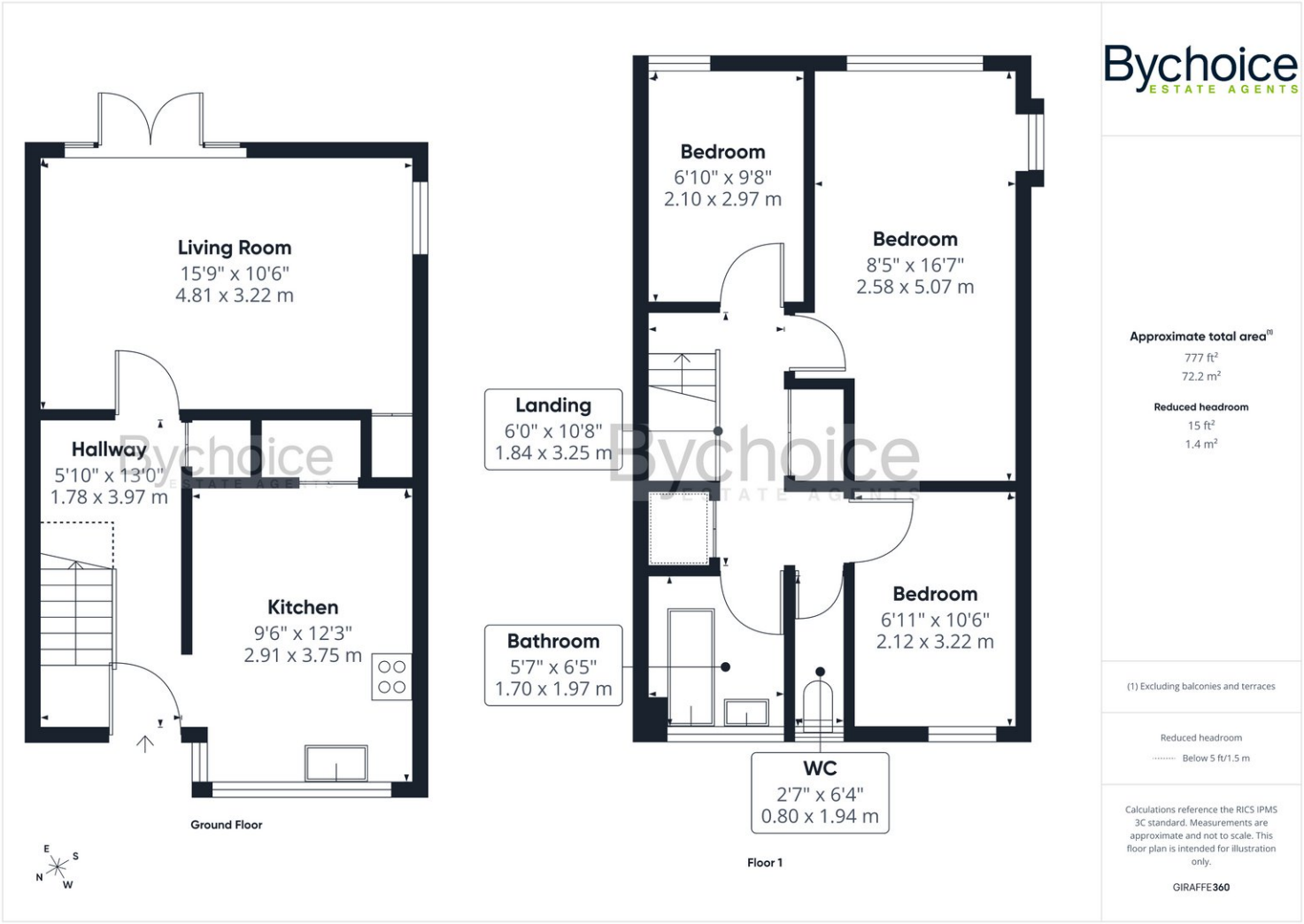

Council & Council Tax Band – Band A - Babergh District Council

Tenure – Freehold

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 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Standard brick construction with exterior cladding

Building Safety – Underpinned in the 1990's - Certificate of Adequacy

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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
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