

## Description

**THE PROPERTY** As you step inside, you're greeted by an inviting entrance hall that boasts more than just a functional passage. It also offers a generous area that can be used as a cosy seating spot, perfect for welcoming guests or enjoying a good book on a quiet afternoon. The entrance hall also provides access to the sitting room, where you'll find a large front window that bathes the room in natural light. A charming fireplace not only adds character but also serves as a focal point, creating an inviting ambiance. This sitting room opens up into the dining room, fostering an open and airy atmosphere that is perfect for entertaining or spending quality family time. The dining room, in turn, boasts French doors that lead you to the rear garden, seamlessly blending the indoor and outdoor spaces, and inviting you to step into the beautiful exterior of this property. The open-plan layout flows seamlessly into the well-appointed kitchen, flooded with natural light through its windows and rear-facing door. The kitchen is highly functional, with a combination of wall and base units for ample storage, a gas hob with an extractor, a convenient inset sink, integrated double oven and space for washing machine and fridge-freezer. It's a versatile space that's perfect for cooking, entertaining, and socializing.

Upstairs, you'll discover three well-appointed bedrooms. Additionally, the upstairs area is completed with a family bathroom. It features a bathtub, a stylish vanity unit with a toilet and washbasin, as well as electric under floor heating.

As you step outside, you are met with a well-manicured exterior that adds to the appeal of this charming property. The front of the house provides ample parking space, ensuring that convenience is a part of your everyday life. There's access to the garage, a valuable addition that can be used for various purposes, from storage to home projects. Moving to the rear garden, you are greeted by a delightful outdoor space which features a shingle patio area, ideal for al fresco dining or simply soaking up the sun. The main highlight of the garden is the well-maintained lawn, which is thoughtfully divided into two distinct sections by low brick walls. The entire outdoor space is enclosed by wood panel fencing, ensuring privacy and security.

**LOCATION** Hall Rise is situated in the heart of Balingdon, which is part of the historic market town of Sudbury.

Hall Rise is conveniently close to the town centre of Sudbury, providing easy access to all necessary amenities, including schools, shops, healthcare facilities, and more.

Sudbury, while offering a rural lifestyle, is well-connected to neighbouring towns. The A134 and A131 are easily accessible, and the Sudbury Railway Station provides convenient connections to locations such as London Liverpool Street. This accessibility makes Hall Rise an attractive option for commuters and those looking to explore nearby urban areas.

For outdoor enthusiasts and nature lovers, the proximity to the Stour Valley, an Area of Outstanding Natural Beauty, is a significant draw. The Stour Valley offers opportunities for outdoor activities, including walking, cycling, and exploring the picturesque landscapes along the banks of the River Stour.

Education is also a priority in this location, with a number of well-regarded schools in and around Sudbury catering to students of all ages. This feature enhances the appeal of Hall Rise as a family-friendly environment.

### Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Gas Central Heating, Mains Water & Drainage

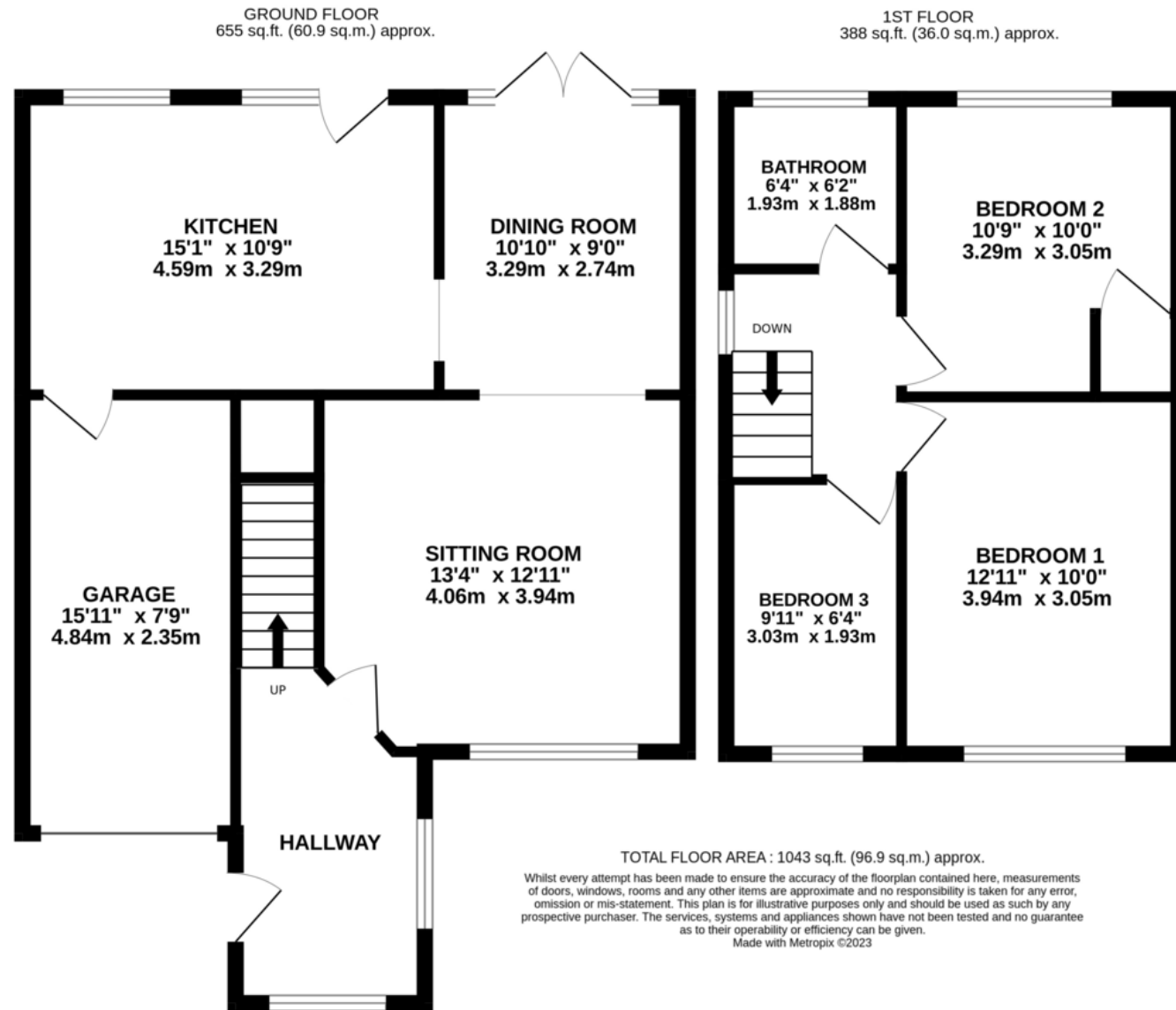
Post Code – CO10 7NX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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## Hall Rise | Ballingdon | CO10 7NX

**£280,000**

Boasting three bedrooms, a separate sitting and dining room, a well-equipped kitchen, and a bathroom. It also provides a garage and off road parking as well as a private garden. The property is in a sought after location within walking distance to both the town centre and Sudbury Train Station.

- Three Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Garage & Parking
- Private Garden