

Description

THE PROPERTY Step into this inviting property through a double-glazed entrance door that opens into the entrance hall, providing access to various rooms.

The lounge boasts double-glazed windows to the front, a radiator, and a fireplace recess.

The kitchen is a modern space featuring wall and base units with work surfaces over, a 1 1/4 bowl sink with a mixer tap, plumbing for a washing machine, an electric oven with a halogen hob and extractor, and attractive part-tiled walls. There's also a door leading to a built-in cupboard housing the gas boiler, as well as ample room for a large fridge freezer. The kitchen's travertine flooring seamlessly transitions into the sunroom.

The sunroom is a bright and airy space with dual-aspect bi-folding doors to the side and rear, allowing natural light to flood in. Skylights in the ceiling enhance the atmosphere, and a radiator ensures comfort.

Bedroom one offers double-glazed patio doors to the rear of the property.

Bedroom two features a double-glazed window to the front, a radiator, and sliding doors to a wardrobe.

The bathroom includes a panelled bath with a

shower over, part-tiled walls, a vanity unit with sink and taps, a close-coupled WC, a chrome towel rail radiator, and a double-glazed window to the rear.

Outside, the property offers off-street parking for multiple vehicles at the front, with a driveway leading to the garage. The front is laid out with shingle, and there's convenient side access to the rear garden. A path leads to the front of the property.

The south-facing rear garden begins with a spacious paved patio area. The rest of the garden is laid to lawn with a flower border and is enclosed by wood panel fencing. You'll also have access to the garage/studio, which features doors to the front, a side door, a window, and a pitched roof.

THE LOCATION Highfield Road in Sudbury is situated at the heart of this charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighbouring towns.

Sudbury presents an inviting shopping experience with a diverse array of stores catering to various needs. The town is renowned for its vibrant Thursday and Saturday markets, where locals and visitors can explore stalls offering fresh produce, artisan goods, and more. Dining options in Sudbury are abundant, with a mix of

restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, the birthplace of the famous artist Thomas Gainsborough, and the exquisite St. Peter's Church. The Quay Theatre hosts live performances and cultural events, enhancing the town's cultural scene.

Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, including primary and secondary schools, and further education colleges. Sudbury's healthcare facilities are conveniently accessible, with the Sudbury Community Health Centre and numerous pharmacies offering essential services.

The town's excellent transportation links make it an ideal home base for those wishing to explore nearby towns and regions. Sudbury has its own train station, providing direct connections to London Liverpool Street and neighbouring towns. Reliable bus services further expand the connectivity, making it easy to venture out and explore. Station Road in Sudbury also opens the door to a world of neighbouring towns to explore. A short drive away is Long Melford, known for its historic village, antique shops, and the grand Holy Trinity Church. A 30-minute drive takes you to Bury St. Edmunds, a thriving market town with historical attractions like the Abbey Gardens and a wide array of shopping and dining options. Heading south, you'll discover Colchester, a vibrant town with a rich history, a zoo, a castle, and various cultural attractions. To the east lies Ipswich, approximately 20 miles away, offering an even broader spectrum of amenities, including shopping centres, museums, and a lively waterfront area.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

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

Post Code – CO10 2QJ

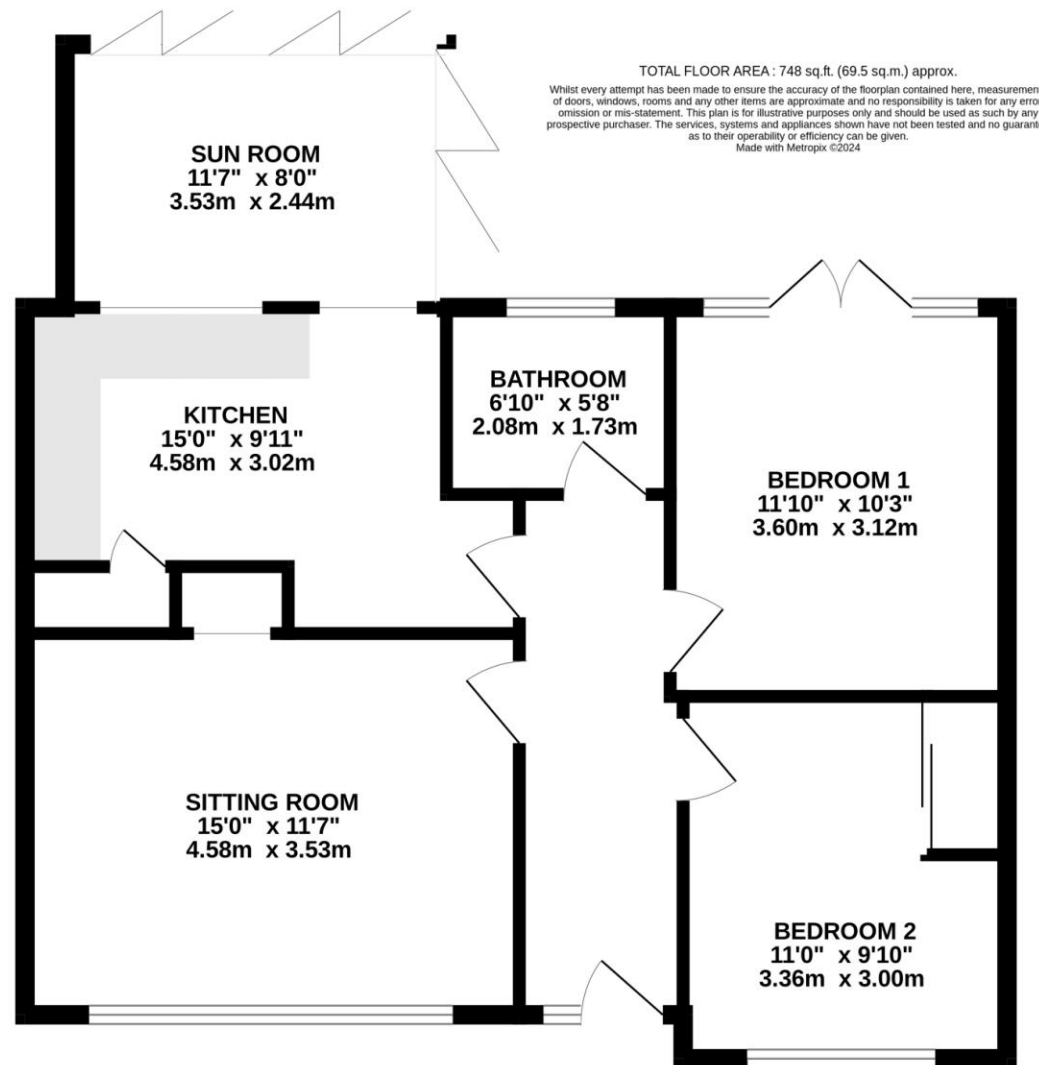
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Highfield Road | Sudbury | CO10 2QJ

A stunning two bedroom detached bungalow located within easy reach of Sudbury town centre. The property boasts a spacious sitting room, bathroom, open plan kitchen into the sun room. Externally the property benefits from ample off road parking, garage and rear garden. No onward chain.

Offers In Excess Of £300,000

- Two Bedrooms
- Extended Detached Bungalow
- Spacious Sitting Room
- Bathroom
- Open Plan Kitchen
- Sun Room
- Ample Off Road Parking & Garage