

Description

Approximate Room Sizes

THE PROPERTY As you enter the home through the front door, the sitting room immediately captivates with its warm ambiance. A double glazed sash window to the front aspect allows natural light to fill the room, highlighting the exposed brick fireplace with an inset wood burner, creating a cosy focal point. Additional features include a convenient storage cupboard and a radiator for added comfort.

Moving through the property, the dining room offers a perfect setting for gatherings, complete with a brick Inglenook fireplace featuring an open fire. From the dining room you will find an L-shaped vaulted kitchen bathed in light from a Velux window. The kitchen boasts a fitted design with matching wall and base units over areas of work surface, complemented by a sink and drainer unit set into Oak worktops. Modern conveniences include an integral oven with a gas hob and hood, as well as plumbing for a washing machine. Eaves storage adds practicality, and an opening leads seamlessly into the utility room, equipped with an Oak worktop and housing the central heating boiler.

The bathroom, with its double glazed window to the rear aspect, features a suite comprising a low-

level WC, wash hand basin, and a bath with a mixer tap and shower over. A heated towel rail adds a touch of luxury.

Ascending the stairs from the dining room, the landing provides access to the loft and leads to two inviting bedrooms. The first bedroom offers a double glazed sash window to the front aspect, a built-in wardrobe, and a radiator. The second bedroom, with a double glazed window to the rear aspect, includes a large airing cupboard and a radiator.

Step outside into the cottage-style garden, a tranquil retreat with a patio seating area and a well-designed combination of shingle and paving. The garden is adorned with well-stocked shrubs along the border, creating a picturesque outdoor space. A rear gate allows convenient access, and a shed remains for additional storage.

THE LOCATION 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 neighboring 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 neighboring 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 centers, museums, and a lively waterfront area.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

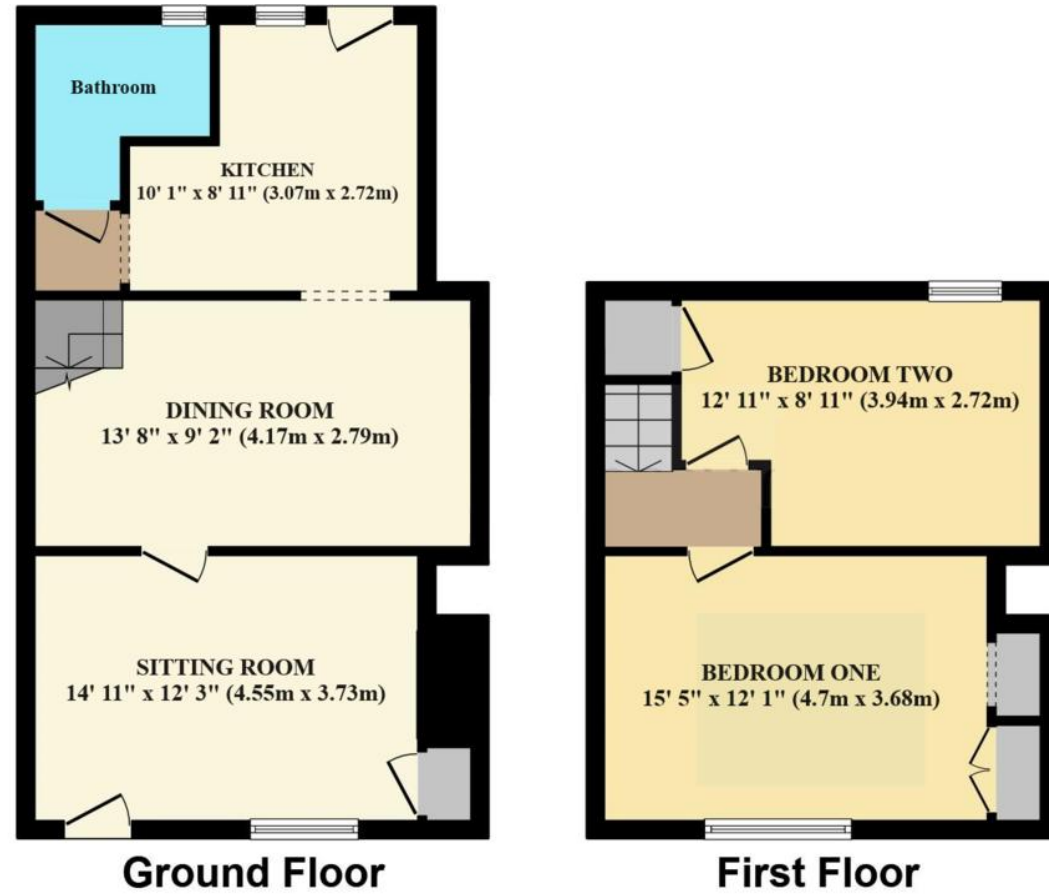
Post Code – CO10 2DP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 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 are 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

Cross Street | Sudbury | CO10 2DP

A beautiful, extended, two bedroom cottage located in the heart of Sudbury. The property boasts a sitting room with fireplace, as well as dining room. The kitchen is a stunning space with vaulted ceilings. Externally the property enjoys a south east facing private rear garden.

£235,000

- Two Bedrooms
- Sitting Room With Fireplace
- Dining Room
- Kitchen With Vaulted Ceiling
- Bathroom
- South East Facing Rear Garden
- Walking Distance To Town Centre