

Description

Approximate Room Sizes

THE PROPERTY Welcome to this charming semi-detached bungalow nestled within the highly sought-after over 55's retirement development in the heart of Sudbury. Situated in a peaceful cul-de-sac, this property offers a serene and comfortable living experience.

As you approach, the entrance is gracefully sheltered by a storm porch, leading you through the front door into the entrance hall. The hall seamlessly connects to the spacious sitting room, a delightful L-shaped space illuminated by a double glazed bay window to the front, ensuring ample natural light. An adjacent dining area complements the sitting room, creating an ideal space for both dining and entertaining.

Adjacent to the dining area, an opening leads to the well-appointed kitchen. The kitchen boasts a range of fitted wall and base level units with work surfaces, incorporating a stainless steel sink with drainer and taps over, a four-ring gas hob with an extractor fan, and an integrated electric oven at the base level. Additional conveniences include space and plumbing for an under-counter washing machine, fridge, and freezer. The kitchen is further brightened by a double glazed window overlooking the front aspect.

From the sitting/dining room, a door opens to the inner hall, providing access to the bedrooms, a convenient shower wet room, and an airing cupboard housing the gas boiler. Both bedrooms are generously sized doubles, offering peaceful views of the rear communal gardens through double glazed windows. Bedroom one features a range of fitted wardrobes, while bedroom two includes

access to a practical storage cupboard. The wet room is well-appointed with a double glazed window, close-coupled w/c, pedestal washbasin, and a wall-mounted shower with a convenient shower seat.

Externally, the property benefits from the expansive communal gardens, providing residents with a delightful outdoor space to enjoy. Additionally, an allocated parking space just outside the front door adds to the convenience of this wonderful retirement home.

THE LOCATION Banham Drive 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 neighboring 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 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.

In summary, Banham Drive in Sudbury encapsulates the essence of this historic yet modern town, offering a welcoming and vibrant community. Its proximity to local amenities, cultural landmarks, and easy access to neighboring towns makes it an ideal place to reside for those who seek a balance between history and contemporary living, all set against the picturesque backdrop of Suffolk.

AGENTS NOTE

Tenure - Leasehold

Lease Length - 93 years remaining

Service Charge - £1,904.21

Ground Rent - TBC

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

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

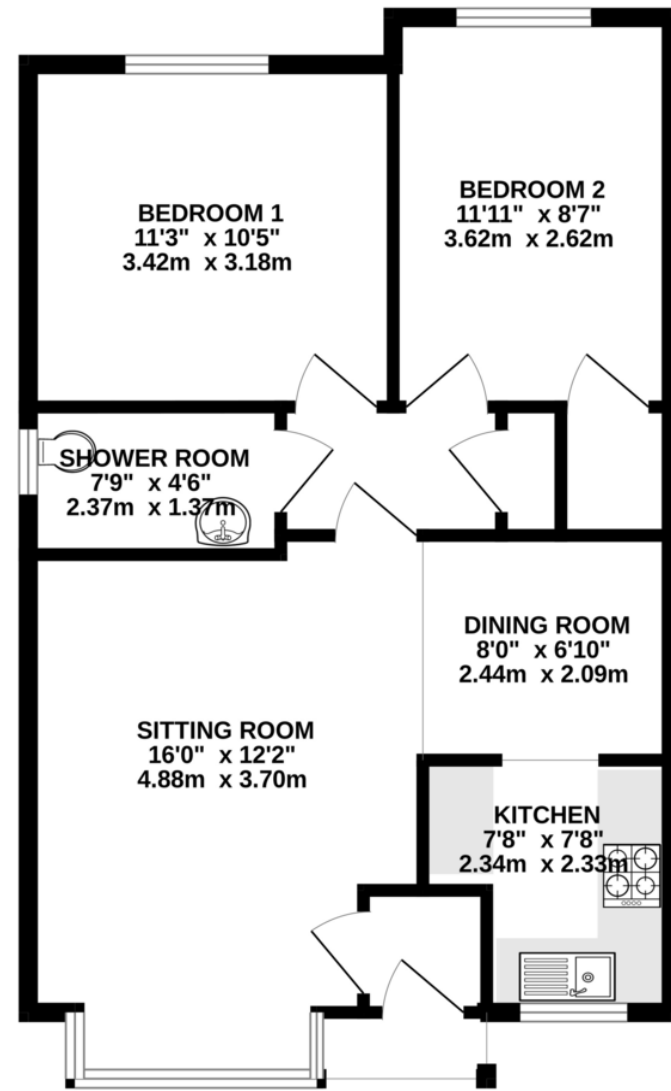
Post Code – CO10 2GN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

Contact Details

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Banham Drive | Sudbury | CO10 2GN

A two bedroom semi-detached bungalow located on a highly sought after over 55's retirement development within the heart of Sudbury. Boasting a spacious L shaped sitting/dining room, kitchen, two bedrooms overlooking the communal gardens, shower wet room and an allocated parking space. No Onward Chain.

£205,000

- Two Bedrooms
- Over 55's Retirement Development
- L Shaped Sitting/Dining Room
- Kitchen
- Shower Wet Room
- Allocated Parking Space
- Communal Gardens