



Bramley Close | Chilton, Sudbury, Suffolk, CO10 0GD



Features

- GUIDE PRICE £350,000 - £375,000
- Four Bedrooms
- Modern Fitted Kitchen
- Spacious Sitting/Dining Room
- Cloakroom
- Ensuite To Master Bedroom
- Family Bathroom

GUIDE PRICE £350,000 - £375,000. A beautifully presented four bedroom home located on a highly regarded development in the market town of Sudbury. Boasting a modern fitted kitchen, spacious sitting/dining room and cloakroom to the ground floor. With an ensuite to the master bedroom and bathroom on the first floor. Ample parking via the carport and a private rear garden.



THE PROPERTY

Welcome to this charming four-bedroom family home nestled in a tranquil setting with picturesque views overlooking lush greensward. Upon entering the property, you are greeted by a spacious entrance hall leading to the heart of the home. The well-appointed kitchen boasts ample natural light, complemented by a delightful view of the greensward. It features modern appliances, including an integrated dishwasher, fridge/freezer, and double oven, as well as a convenient wall-mounted boiler. The adjoining sitting/dining room is a generous space adorned with a striking panelled wall and patio doors opening to the rear garden, perfect for entertaining or relaxing with family and friends.

Ascending to the first floor, you will discover the comfortable sleeping quarters comprising four bedrooms and a family bathroom. The master bedroom enjoys a tranquil rear aspect and benefits from an ensuite shower room, elegantly tiled and equipped with contemporary fixtures including a spacious shower enclosure and a heated towel rail. The remaining bedrooms offer versatile accommodation options, with one bedroom currently utilised as a dressing room, all boasting pleasant views of the surrounding greensward.

Externally, the property is accessed via a shared private road leading to a carport providing ample off-road parking and shelter for vehicles. The rear garden offers a peaceful retreat, with a paved patio area leading to a well-maintained lawn enclosed by wooden panel fencing, providing privacy and security for outdoor enjoyment. A gate at the rear of the carport allows convenient access to the garden, completing this delightful family home offering a harmonious blend of comfort, style, and tranquillity.



THE LOCATION

Bramley Close in Sudbury is situated within 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



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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.

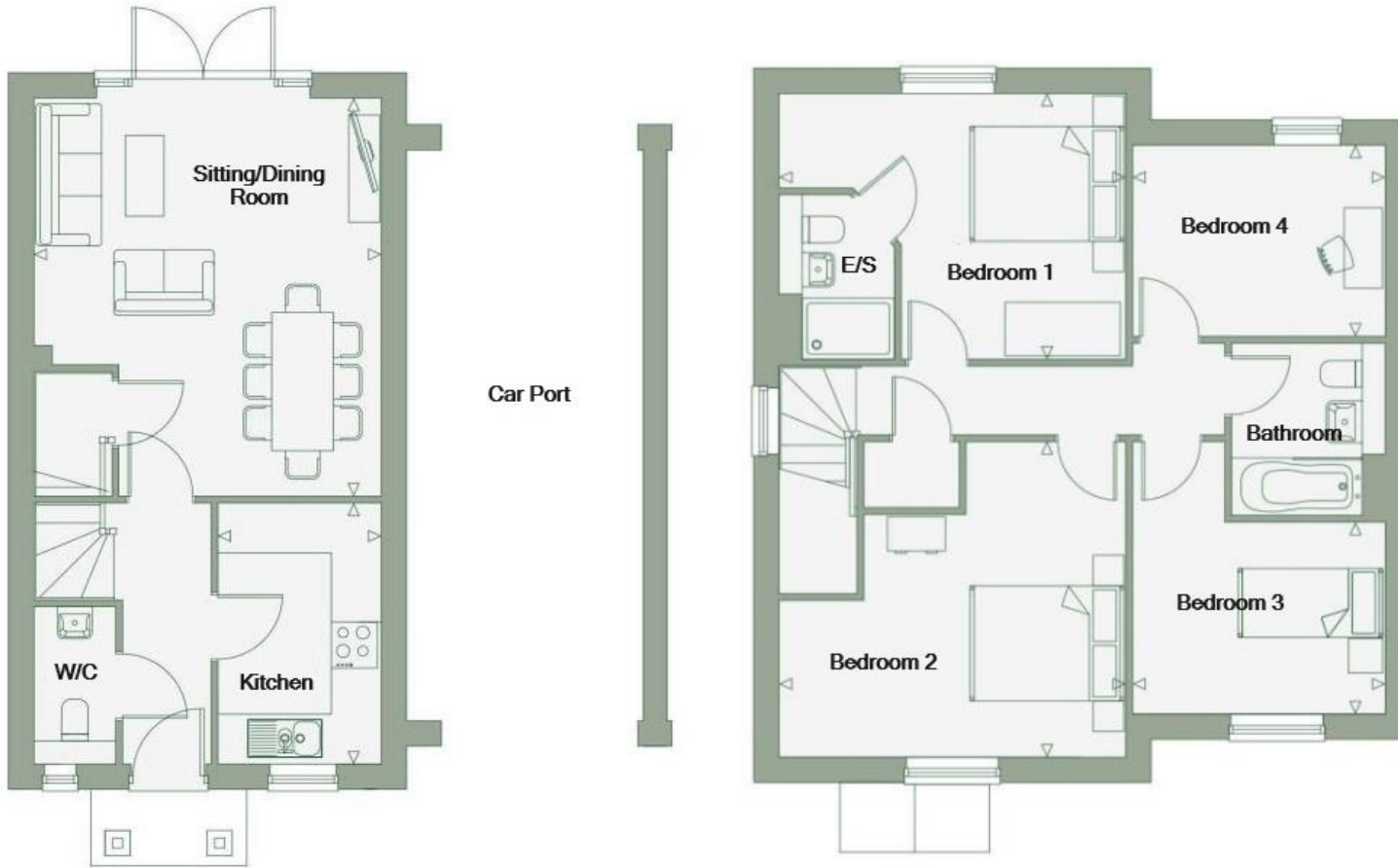
Nature lovers will find the picturesque countryside surrounding Sudbury perfect for walking, cycling, and leisurely strolls along the scenic River Stour. The town itself boasts parks and green spaces for relaxation and recreational activities. Families will appreciate the variety of educational institutions, 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.



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AGENTS NOTE

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

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Estate Charge - We understand there is an estate charge of circa £100 per annum, however we also understand that this is not currently being paid and the residents of the estate are in the process of exploring options to set up their own management company for the estate

The current owners have installed solar panels, however these are not to be included as standard as part of the sale and if any buyers wish for them to remain they would have to be separately negotiated.

KITCHEN

11' 2" x 6' 11" (3.4m x 2.11m)

LIVING/DINING ROOM

17' x 14' 10" (5.18m x 4.52m)

MASTER BEDROOM

14' 10" x 11' 5" (4.52m x 3.48m)

BEDROOM TWO

14' 10" x 13' 6" (4.52m x 4.11m)

BEDROOM THREE

10' 9" x 8' 7" (3.28m x 2.62m)

BEDROOM FOUR/STUDY

10' x 8' 3" (3.05m x 2.51m)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Sudbury Office
6 King Street, Sudbury, Suffolk, CO10 2EB | Tel: 01787 468400
E-mail: sudbury@bychoice.co.uk
bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 B2304





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