

Description

Approximate Room Sizes

THE PROPERTY Approaching the property, you are greeted by a neatly manicured lawn leading to the entrance. Upon entry, a luminous and roomy hallway welcomes you, adorned with wood-effect flooring, providing access to convenient under stair storage and stairs ascending to the upper level. Positioned at the front of the home, the kitchen epitomizes modern elegance with its sleek cream base and wall mounted units complemented by wood-effect countertops. It features a double oven, five-ring gas hob with a stylish black extractor fan, an integrated dishwasher, fridge freezer, washing machine, and tumble dryer, as well as a sink with a drainer, all accented by white tiled splashbacks and spotlighting.

The expansive living room, stretching the width of the property, showcases durable wood-effect flooring and seamlessly flows into the extended dining area, creating a perfect space for entertaining or relaxation. Rounding off the ground floor is a convenient cloakroom furnished with a low-level WC and washbasin.

Ascending to the first floor, you'll find three generously proportioned bedrooms, with the principal and second bedrooms comfortably accommodating double beds. The third bedroom,

currently utilised as a dressing room by the present owner, is situated at the rear of the property. The family bathroom features a P-shaped bath with shower overhead, low-level WC, and washbasin.

Outside, the rear garden offers low-maintenance living with its predominantly paved area. Additionally, a gated access at the rear of the garden opens onto greensward, providing a peaceful retreat. The property also benefits from a garage located to the front of the home.

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 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 – B

Tenure – Freehold

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

Heating

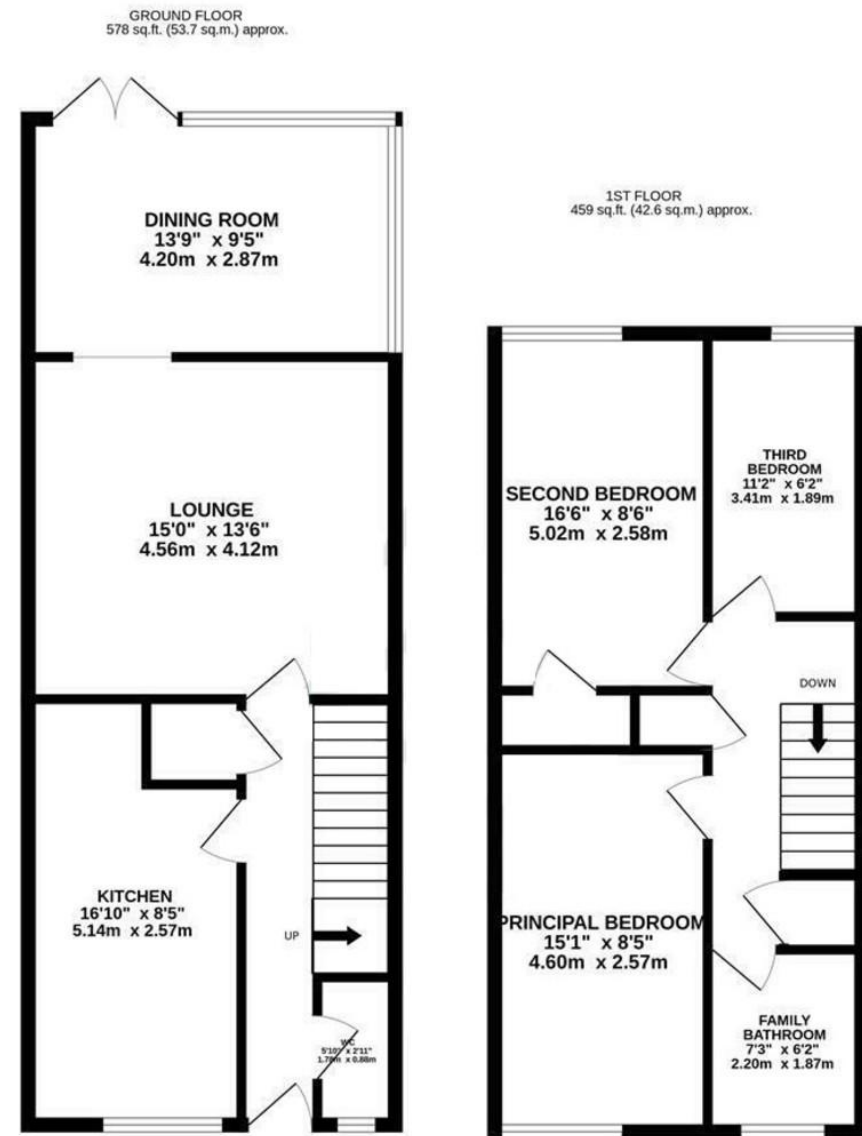
Post Code – CO10 1PL

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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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 Awaiting EPC

Contact Details
 6 King Street, Sudbury, Suffolk, CO10 2EB
 Tel: 01787 468400
 Email: sudbury@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 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

Beatty Road | Sudbury | CO10 1PL

£235,000

A stunning three bedroom mid terraced home boasting a modern kitchen, sitting room and dining room extension. A ground floor w/c and first floor bathroom. Garage to the front and private rear garden. Walking distance to amenities.

- Three Bedrooms
- Modern Kitchen
- Sitting Room
- Dining Room
- Ground Floor WC
- First Floor Bathroom
- Garage