

Description

Approximate Room Sizes

THE PROPERTY Upon entering the property through the entrance door, you are welcomed into the spacious entrance hall from which doors lead to the ground floor WC, kitchen, and sitting room. Ascending the stairs, you reach the first-floor landing. The kitchen features modern matching wall and base level units with integrated appliances such as an undercounter electric oven, four-ring gas hob, extractor fan, fridge freezer, and washing machine. Additionally, there is a breakfast bar and a double glazed window offering natural light. The sitting room boasts ample space and includes an electric fireplace, with double doors opening to the conservatory extension, which serves as an ideal dining area with its double glazed windows and doors overlooking the rear garden. Completing the ground floor is the WC, featuring a double glazed window, close coupled WC, and wash hand basin.

Moving to the first floor, the landing provides access to the bedrooms, bathroom, and cupboards. Bedroom one offers a double glazed window with fitted wardrobes, while bedroom two features fitted wardrobes and a double glazed window to the front. The third bedroom includes a double glazed window overlooking the rear aspect. The shower room, with a double glazed window to

the front, comprises a concealed WC, wash hand basin, and a spacious shower.

Externally, the property boasts ample parking and vehicular access to the single garage at the front. The rear garden begins with a paved patio area leading to a decking area at the rear and a lawned area to the side.

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.

AGENTS NOTE

Estate Charge - £125 paid twice annually

Property Construction – Standard Brick Construction

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

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

Post Code – CO10 1AG

Viewings by appointment

Bychoice Estate Agents

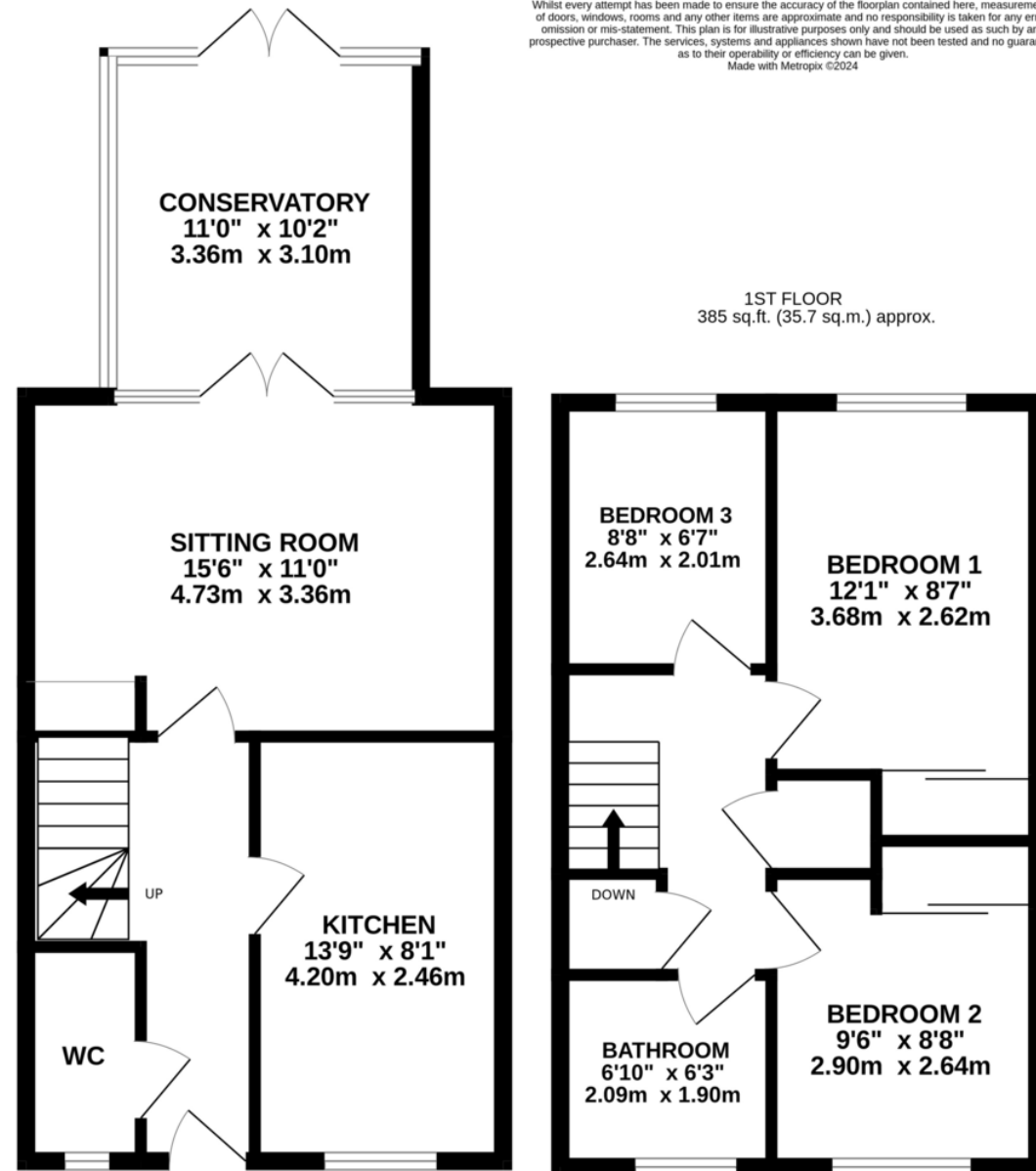
Tel: 01787 468400



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

TOTAL FLOOR AREA: 882 sq.ft. (81.9 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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

People Park Way | Sudbury | CO10 1AG

£350,000

A three bedroom detached home located on the highly sought after People Park Way development. Boasting a spacious kitchen, sitting room and conservatory extension, as well as a ground floor w/c and first floor shower room. Externally a garage and parking, as well as a wrap around garden. COMPLETE UPWARD CHAIN.

- COMPLETE UPWARD CHAIN
- Three Bedrooms
- Kitchen
- Sitting Room
- Conservatory
- Ground Floor W/C
- First Floor Shower Room