

Summary

A two bedroom mid terraced Victorian home, boasting a sitting room with fireplace, kitchen, shower room, garden, useful outbuilding and a secret garden behind. Walking distance to Sudbury town centre and all of the amenities it has to offer as well as the famous water meadows.

Description

Approximate Room Sizes

THE PROPERTY Upon entering through the front door, you're welcomed into the entrance porch leading seamlessly into the sitting room. This room boasts ample natural light from its front-facing window, accentuated by a fireplace with inset woodburning stove (currently capped off and would need uncapping to continue usage) and convenient storage area. Transitioning from here, a doorway connects to the kitchen, featuring additional storage including an understair cupboard. The kitchen is equipped with coordinated wall and base units, complemented by functional work surfaces and an inset sink. Illuminated by two windows, the kitchen offers access to both the stairs and an inner hall, leading to the rear garden and a well-appointed shower room, complete with a window, close coupled w/c, washbasin, and shower.

Ascending to the first floor, you'll discover two bedrooms. Bedroom one enjoys front aspect views and

includes fitted wardrobes and storage adjacent to the chimney. Meanwhile, bedroom two features windows overlooking the rear and side, along with access to an over stairs airing cupboard.

Externally, the property boasts a charming garden, enhanced by a brick-built outbuilding. Passing through this structure unveils a delightful "secret garden," a hidden oasis within the property. It's worth noting that, typical of properties of this vintage, a neighboring property holds a right of access across the garden.

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 Drainage, Water, Electric, Gas Central Heating

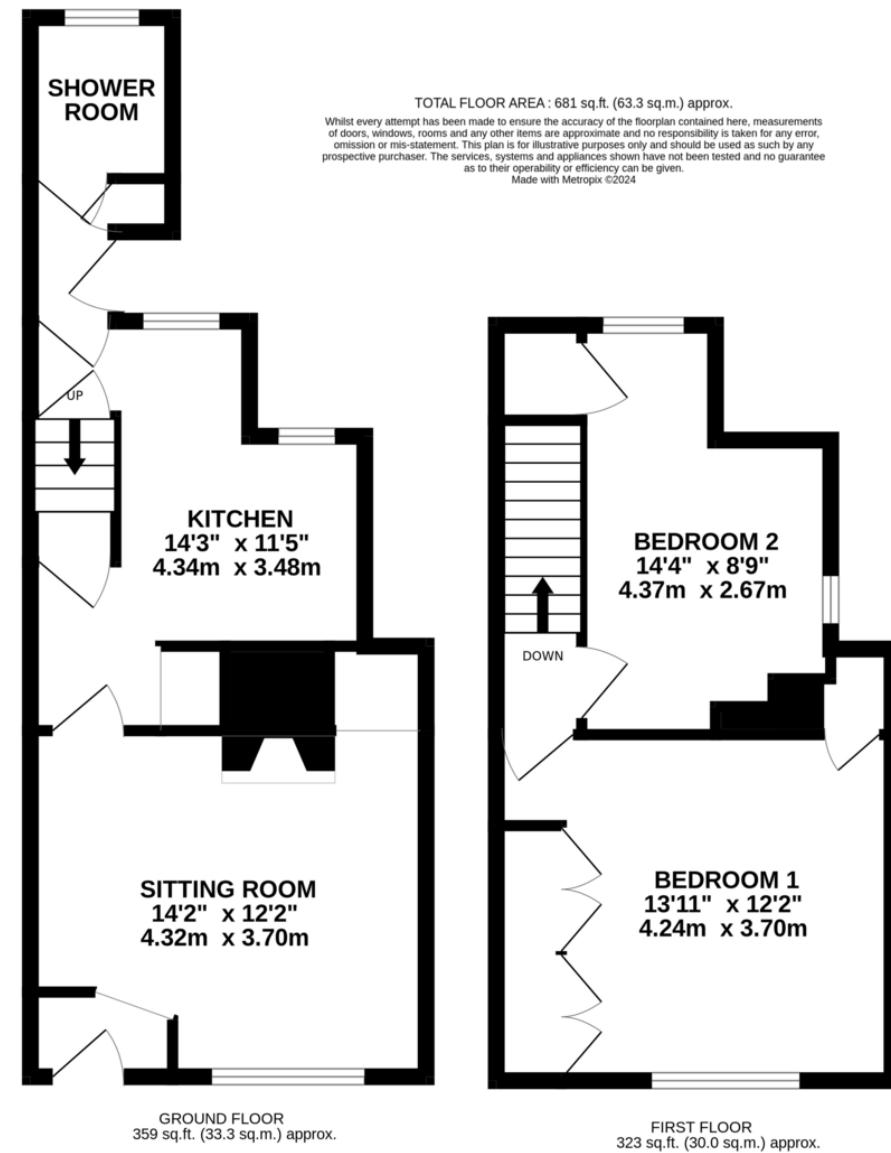
Post Code – CO10 2DA

Viewings by appointment

Bychoice Estate Agents

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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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

Ballington Street | Sudbury | CO10 2DA

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Guide Price £225,000

- Two Bedrooms
- Sitting Room With Fireplace
- Kitchen
- Shower Room
- Outbuilding
- Beautiful Rear Gardens
- Walking Distance To Town Centre