

Description

Approximate Room Sizes

THE PROPERTY Upon entering the property through the entrance hall, there are doors leading to the sitting room and kitchen, as well as stairs ascending to the first-floor landing. The sitting room features a window to the front aspect and doors that open into the dining room. The dining room has been extended, with footings prepared to accommodate a future second-storey extension. A double-glazed window overlooks the beautiful rear garden, and a sliding door provides access to the kitchen. The kitchen includes a window to the rear and doors leading to a lobby, which in turn gives access to the ground floor W/C and the rear garden.

Upstairs, the property offers three bedrooms. Bedroom one is equipped with built-in wardrobes and a wash basin, along with a window overlooking the rear garden. Bedroom two also has built-in wardrobes and a window to the front, as does bedroom three. The bathroom includes an airing cupboard housing the boiler, a bath, W/C, wash basin, and a window to the side aspect.

Externally, the property is approached via a drive that provides ample off-road parking and access to the garage. The garage requires repair due to roof leaks causing some internal damage. The highlight of this property is the stunning rear garden. It begins with a paved patio area, perfect for outdoor dining and entertaining, and extends to a lush lawn

bordered by mature flowers and shrubs. This serene garden space offers a peaceful retreat and a beautiful view from the house.

Please note that the property requires a degree of modernisation throughout, presenting a wonderful opportunity to tailor it to your own tastes.

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

Property Construction – Standard Brick Construction

Broadband - Ultrafast broadband with download speeds of up to 900 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely outside with EE, Three, O2 & Vodaphone. (Ofcom data)

Additional Information

Local Authority – Babergh District Council

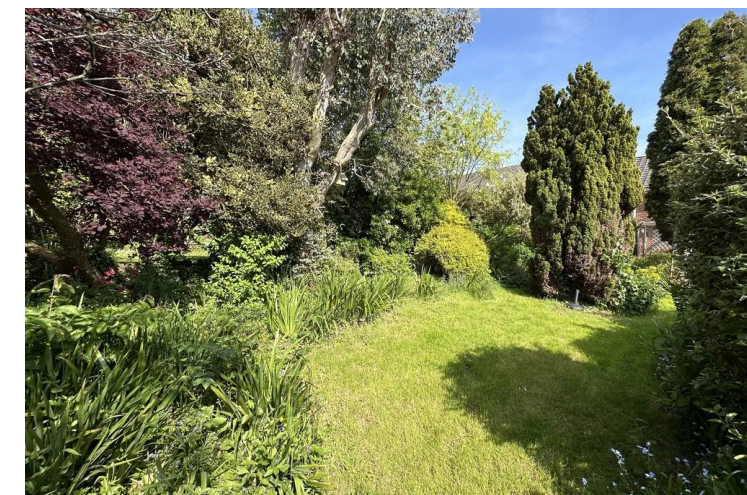
Council Tax Band – D

Tenure – Freehold

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

Post Code – CO10 1LG

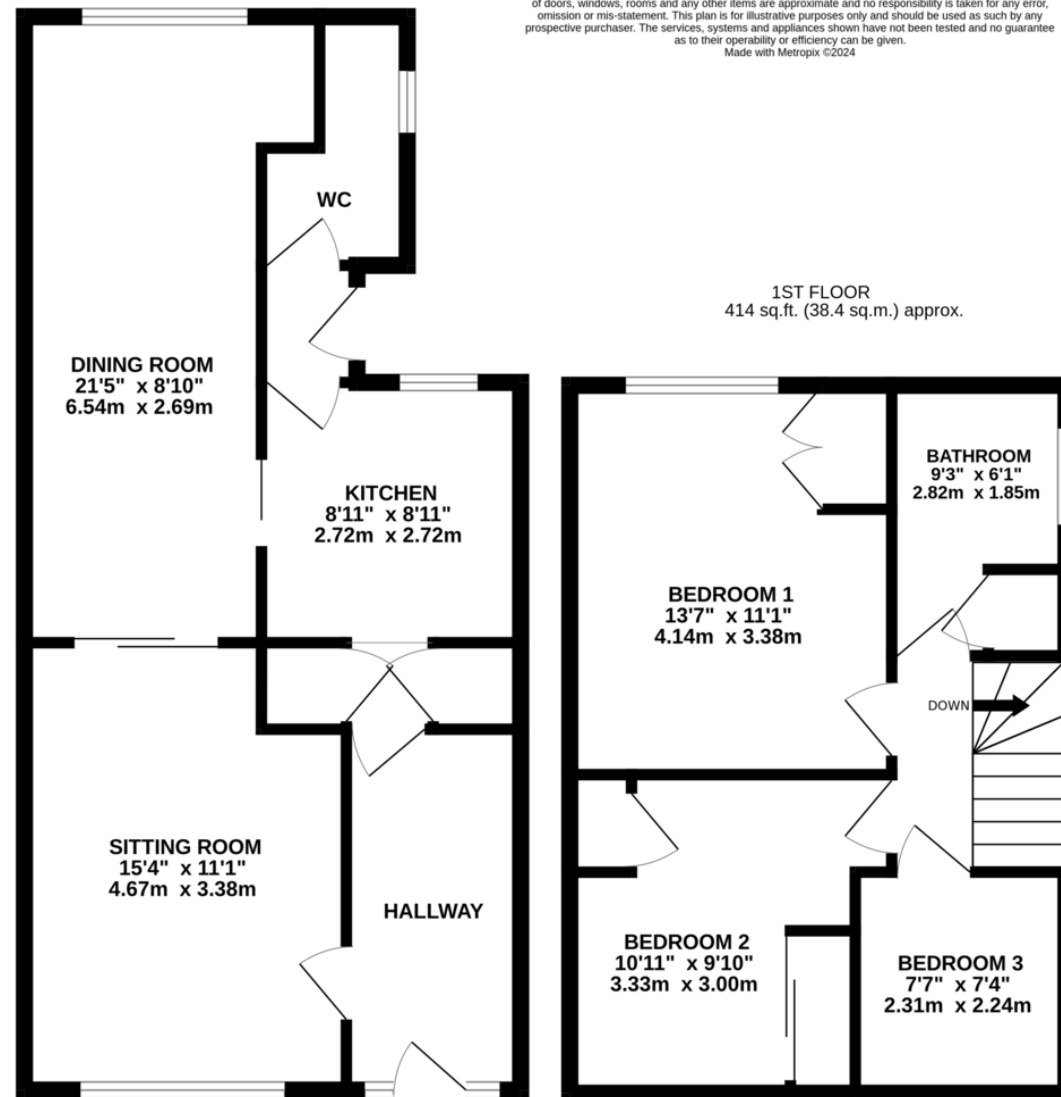
Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400



GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

TOTAL FLOOR AREA: 986 sq.ft. (91.6 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



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St Bartholomews Lane | Sudbury | CO10 1LG Offers In Excess Of £300,000

Located on one of Sudburys most sought after roads is this extended three bedroom home. With beautiful gardens to the rear and ample room for further extension / improvement this property is situated on the doorstep of Sudbury water meadows and a short walk to Sudbury town centre.

- Three Bedrooms
- Sitting Room & Dining Room
- Kitchen
- Ground Floor W/C
- First Floor Bathroom
- Ample Parking & Garage
- Beautiful Rear Garden