

Summary

A stunning three-bedroom Victorian home set back in an elevated position in Sudbury town centre. This charming residence features period Victorian details, high ceilings, two elegant reception rooms, a good sized kitchen, a bath/shower room, a convenient WC, and a delightful rear garden. Permit parking is available. Ideally located within walking distance to all essential amenities. Offered with NO ONWARD CHAIN.

Description

Approximate Room Sizes

THE PROPERTY Step into the inviting entrance hall, where you'll find traditional Victorian-style doors leading to various rooms and stairs ascending to the first floor. The high ceilings throughout the home add a wonderful feeling of space. The sitting room, featuring a beautiful fireplace, is perfect for cozy evenings and is bathed in natural light from the Victorian-style sash window. The dining room offers a low-level storage cupboard and a pleasant rear window view over the garden.

The kitchen offers functional features equipped with light blue wall and base units, an integrated oven with an electric hob and extractor, a sink with a drainer, and a wood-effect work surface. There's space for a washing machine, an under-stairs storage cupboard, and door with access to the charming garden.

The large bathroom is well-appointed with a panelled bath, a corner shower cubicle, a toilet, a hand basin, and a wall-mounted mirror, all illuminated by a rear Victorian-style sash window.

The third bedroom, with a Victorian-style sash window to the side, includes a cupboard housing the boiler. The convenient WC has a toilet and a hand basin for added ease.

In the second bedroom, you'll discover a charming feature

fireplace and a Victorian-style sash window to the rear, offering a peaceful retreat. The spacious master bedroom is a true highlight, featuring period-stained windows that add a touch of history and sophistication to the space.

Outside, the property shines with its unique features. At the front, it forms part of a picturesque terrace of six homes, set back from the road with a welcoming storm porch and a delightful front garden ready for your favourite plants. The tiered rear garden, accessible via a gate, boasts decking, a grassy area, and a shed, presenting endless possibilities for outdoor living.

This property offers on-street permit parking through the local council, ensuring convenience. With its period charm, high ceilings, and ample potential, this home is a true gem waiting to be discovered.

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.

SITTING ROOM 14' 2" x 12' 0" (4.32m x 3.66m)

DINING ROOM 13' 1" x 10' 0" (3.99m x 3.05m)

KITCHEN 12' 1" x 8' 11" (3.68m x 2.72m)

BATHROOM 7' 9" x 8' 7" (2.36m x 2.62m)

BEDROOM ONE 15' 11" x 14' 2" (4.85m x 4.32m)

BEDROOM TWO 10' 8" x 9' 11" (3.25m x 3.02m)

BEDROOM THREE 9' 4" x 8' 10" (2.84m x 2.69m)

AGENTS NOTE Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Gas, Water & Electricity

Post Code – CO10 2TS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 445 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
81-91	B		83 B
69-80	C		
55-68	D	55 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

Springfield Terrace | Sudbury | CO10 2TS

£270,000

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- Three Bedrooms
- Victorian Town Centre Home
- Two Reception Rooms
- Bathroom With Shower
- Rear Garden With Gated Access
- Residents Permit Parking (Apply Via Council)
- Walking Distance To Train Station