

Description

THE PROPERTY Step into the inviting Entrance Hall, greeted by a double glazed entrance door and a staircase leading to the first floor. Discover ample storage nestled beneath the stairs, ideal for keeping your belongings organised. Radiating warmth throughout, a radiator ensures a cosy ambiance. Indulge in relaxation within the Bathroom, boasting a double glazed window to the front aspect. This space features a suite comprising a low-level WC, wash hand basin, and a bath complete with mixer taps and a shower attachment overhead. With a radiator providing heating. Entertain guests or unwind in the spacious Sitting/Dining Room, designed in an L-shaped layout for maximum versatility. Natural light floods the room through double glazed windows to the side aspect and French doors leading to the garden, creating an airy atmosphere. Stay comfortable year-round with the assistance of a radiator. Culinary delights await in the well-appointed Kitchen, equipped with a double glazed window and door offering access to the front aspect. Discover a range of matching wall and base units, providing ample storage space over areas of work surface. Prepare meals with ease using the stainless steel sink and drainer unit, alongside an integral double oven, hob, and hood. There's plenty of room for your appliances.

Ascend the stairs to the Landing, illuminated by a double glazed window to the side aspect, guiding you to the bedrooms beyond. Bedroom One, featuring a double glazed window to the front aspect and a radiator for your comfort. Take advantage of the fitted bedroom furniture. Bedroom Two, boasting a double glazed window overlooking the rear aspect and built-in wardrobes to accommodate your storage needs, radiator. Bedroom Three offers comfort and versatility, featuring a double

glazed window to the front.

Step outside to the meticulously landscaped Rear Garden, designed for outdoor enjoyment and relaxation. Begin your day with a refreshing cup of coffee on the patio seating area, surrounded by the beauty of mature shrubs and trees. The garden is predominantly laid to shingle, offering low maintenance and a serene ambiance. Benefit from side access and a shed that remains for your convenience. The front is laid to shingle, providing ample off road parking. Enclosed by a low level brick wall.

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/DINING ROOM 16' 9" x 14' 10" (5.11m x 4.52m)

KITCHEN 10' 11" x 9' 3" (3.33m x 2.82m)

BEDROOM ONE 14' 5" x 12' 5" (4.39m x 3.78m)

BEDROOM TWO 13' 5" x 12' 6" (4.09m x 3.81m)

BEDROOM THREE 11' 3" x 6' (3.43m x 1.83m)

AGENTS NOTE

Property Construction – Standard Brick Construction

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

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 900 Mbps (Ofcom data)

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Post Code – CO10 1QP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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

Harp Close Road | Sudbury | CO10 1QP

£260,000

A three bedroom semi-detached home located within walking distance of Sudbury town centre. Boasting a beautiful rear garden, ample off road parking, kitchen, bathroom and sitting/dining room. Short walk to schools, doctors surgery, shops, restaurants, pubs and train station. NO ONWARD CHAIN.

- Three Bedrooms
- Kitchen
- Bathroom
- Sitting/Dining Room
- Beautiful Rear Garden
- Ample Off Road Parking
- Town Centre Location