

Description

THE PROPERTY Upon entering the property through the entrance hall, you are greeted by stairs ascending to the first-floor landing, with doors leading to the sitting room, and dining room.

The sitting room boasts a bay window at the front, offering a charming view of the small, colourful front garden. The dining room features doors that open into the rear garden and seamlessly connects to the kitchen. The fitted kitchen, adorned with wooden units, has a window overlooking the rear garden.

Upstairs, bedrooms one and three offer views of the front, with picturesque vistas over the Sudbury water meadows, while bedroom two overlooks the rear garden. The recently modernized bathroom also features a window to the rear.

Externally, the property includes off-road parking and vehicular access to a brick-built garage. The front garden, mainly laid to lawn, is complemented by well-established flower beds and borders. A pathway leads to the front door, with an additional path providing rear access. The expansive rear garden, which exceeds 100 feet in length, is a haven for wildlife enthusiasts and gardeners alike. Predominantly laid to lawn, it is enhanced by well-established trees and bushes, offering both beauty

and privacy.

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 - Superfast broadband with downloads speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

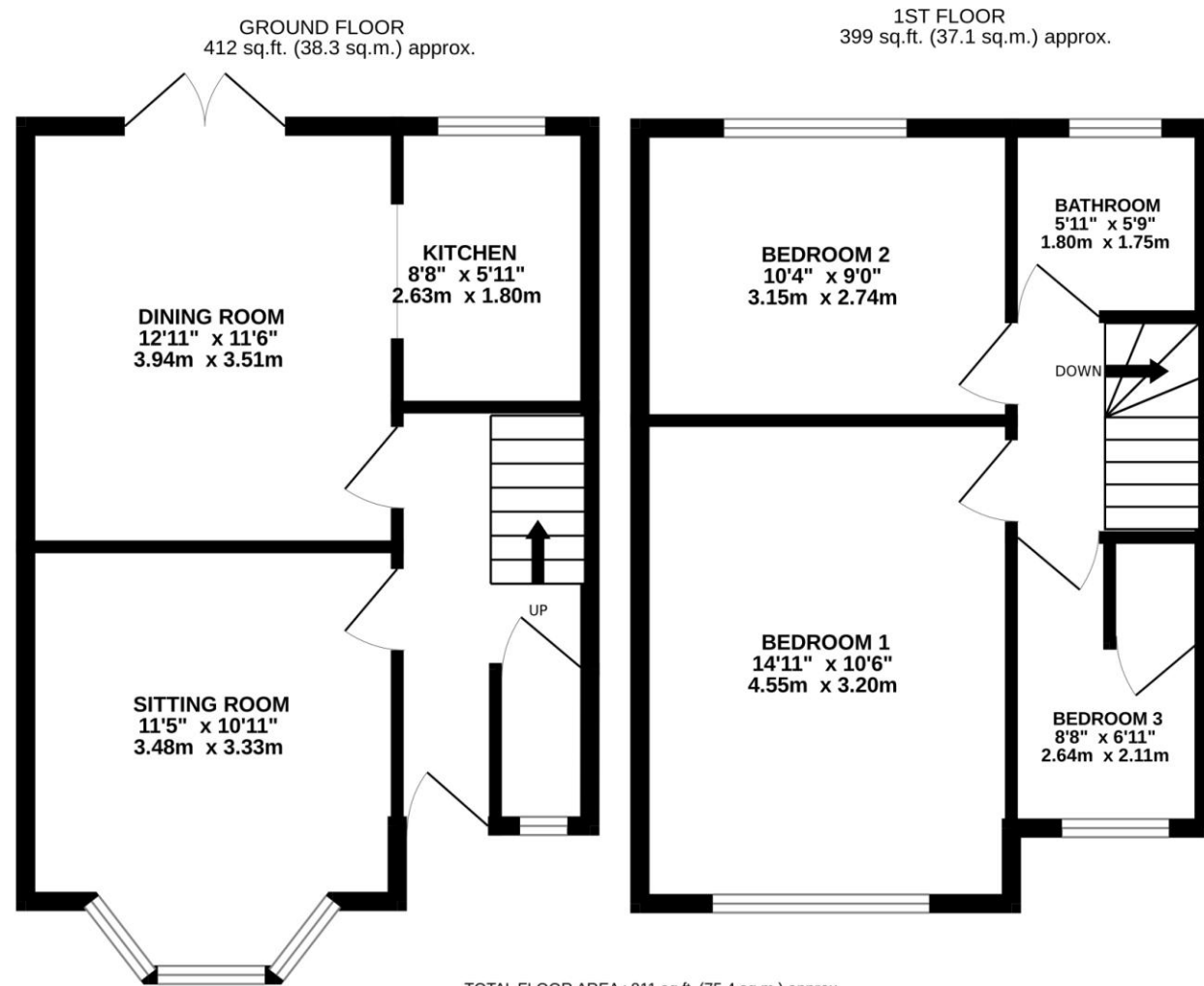
Post Code – CO10 1PH

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 811 sq.ft. (75.4 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



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

Contact Details
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Springfield Road | Sudbury | CO10 1PH

Located within walking distance to primary & secondary schools as well as Sudbury town centre this spacious three bedroom home also boasts a rear garden in excess of 100ft, two reception rooms, modern bathroom, garage and ample parking. COMPLETE UPWARD CHAIN.

Offers in excess of £280,000

- Three Bedrooms
- Rear Garden In Excess Of 100ft
- Walking Distance To Primary & Secondary Schools
- Short Walk To Town Centre
- Two Reception Rooms
- Garage & Off Road Parking
- Complete Upward Chain