

Summary

This spacious three bedroom bungalow is located in the popular market town of Sudbury. This bungalow benefits from 3 bedrooms, living room, kitchen and a bathroom. It also comes with ample off road parking and a garage for extra storage space. Landscaped rear garden perfect for entertaining

Description

Approximate Room Sizes

THE PROPERTY This charming bungalow welcomes you with a thoughtful and practical layout. Upon entry, you are greeted by bedrooms on either side, perfect for easy access and privacy. Continuing down the hall, you'll find a third bedroom on your left, ideal for guests or a home office, with a conveniently located bathroom directly opposite. At the end of the hallway, the home opens up into a warm and inviting living room. Here, a cozy fireplace becomes the centerpiece, complemented by a spacious living area perfect for relaxing or entertaining.

Adjacent to the living room, separated by a single wall, is the well-appointed kitchen. This

kitchen is equipped with all the necessary appliances to meet your culinary needs and offers ample space for meal preparation.

The outdoor area is equally delightful, featuring a beautiful patio with a seating area. This serene garden space can be accessed directly from both the kitchen and the living room, providing a seamless indoor-outdoor living experience.

Whether enjoying a quiet morning coffee or hosting a lively gathering, this bungalow offers comfort and convenience in a picturesque setting.

LOCATION Sudbury, a charming market town nestled in Suffolk, England, boasts a rich tapestry of history and picturesque beauty. Situated on the banks of the River Stour, this historic town is renowned for its well-preserved medieval architecture and scenic surroundings.

Sudbury also has a thriving market that dates back centuries, offering a range of fresh produce, artisan goods, and local crafts. The market square is a focal point of community life, with bustling stalls and traditional shops contributing to the town's lively atmosphere.

Surrounded by the serene countryside of Suffolk, Sudbury is an ideal base for exploring the natural beauty of the region. The nearby Constable Country, offers picturesque landscapes and tranquil walks along the river.

Tenure – Freehold

Property Construction – Standard Brick Construction

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

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

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

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

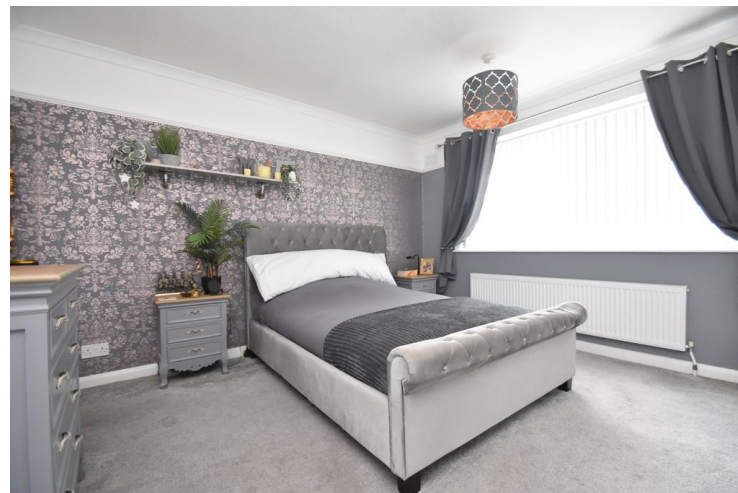
Services- Gas fired central heating, mains water and electricity

Post Code – CO10 2QQ

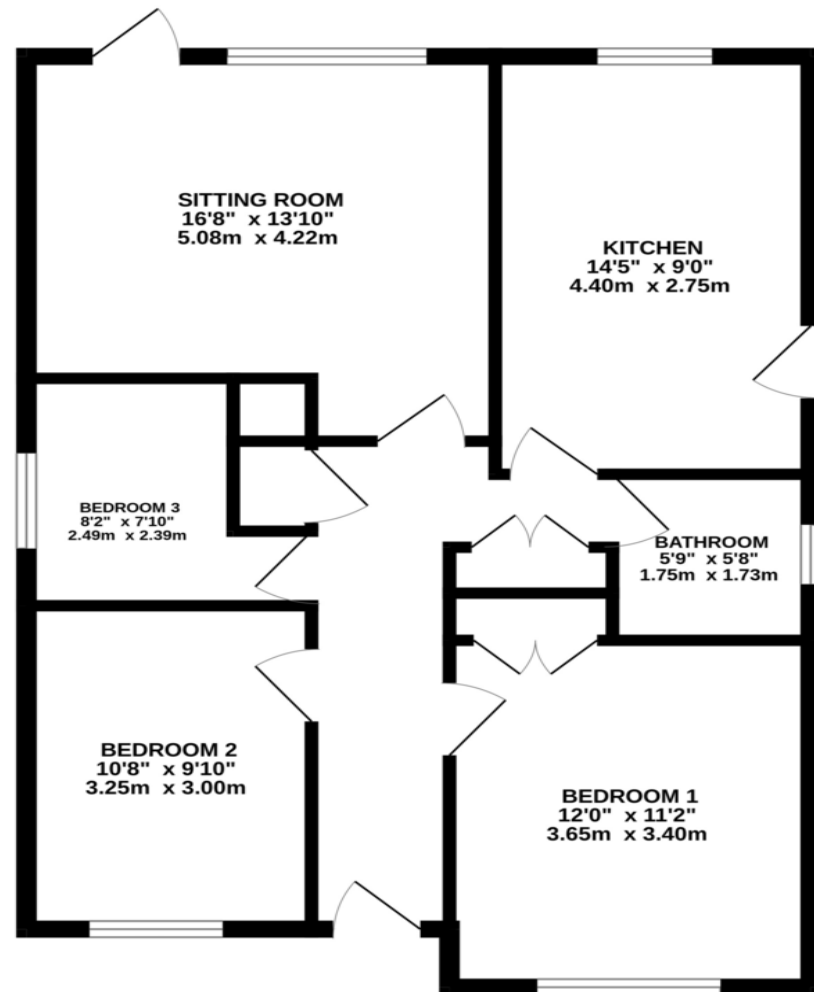
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



Landsdown Road | Sudbury | CO10 2QQ

£350,000

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- Three Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Landscaped Garden
- Off Road Parking
- Garage
- Gas Central Heating