



**For Sale**

**Offers Over £350,000**

Aubrey Drive, Sudbury, Suffolk, CO10 1PY



**PANTERA  
PROPERTY**



# Opportunity to add value to this spacious four-bedroom detached house

**Pantera Property are delighted to offer to the market a spacious freehold four-bedroom detached house. The property benefits from off street parking, a garage and a generous rear garden.**

The property benefits from two bedrooms having en-suites.

This property also offers a spacious double garage, offering ample room for secure parking for two vehicles and additional storage.

- Sold as seen
- Vacant possession
- No onward chain
- Spacious family home
- Close to town centre
- Opportunity to add value



x2



x4



x4

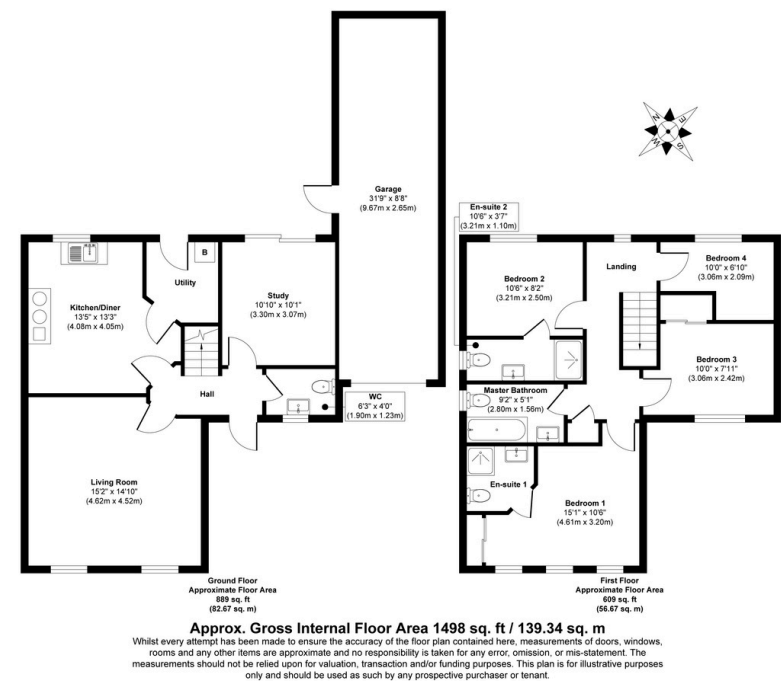


**LOCATION**

Situated on the sought-after Maidenfields development, Aubrey Drive offers residents a mixture of suburban tranquillity and convenient access to Sudbury's town centre.

Residents benefit from a range of local amenities, including nearby shops, cafes, and essential services. The area is well-served by educational institutions, with several primary schools within close proximity and Ormiston Sudbury Academy approximately 0.6 miles away, catering to secondary education needs.

For those commuting or seeking leisure opportunities, Sudbury railway station is just over a mile from Aubrey Drive, providing direct links to Marks Tey and onward connections to London Liverpool Street. The A131 and A134 roads offer convenient routes to neighbouring towns and the wider East of England region.



Additional Information

Local Authority	Council Tax	Tenure	Size
Suffolk Council	Band = E	Freehold	1,498 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Viewing**

Please contact Amy at Pantera Property to arrange on 0330 118 6610.

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