



Alan Phillips Way | Sudbury, Suffolk, CO10 1AP



Features

- Three Bedrooms
- Three Bath/Shower Rooms
- Open Plan Living
- Highly Sought After Development
- Views Over Sudbury Water Meadows
- Short Walk To Town Centre
- Beautiful Rear Garden

Located on the highly sought after St Gregors Place development on the edge of the River Stour and within easy walking distance of Sudbury's beautiful and charming market town. Boasting three double bedrooms as well as three bath/shower rooms and stunning open plan living on the ground floor.



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THE PROPERTY

This impeccably maintained end terrace residence boasts three spacious bedrooms, including two with en-suite facilities, in addition to a family bathroom and a convenient cloakroom. The heart of the home lies in its expansive open-plan kitchen/living area, featuring sleek Karndean flooring and a well-appointed kitchen with ample work surfaces, stainless-steel sink, oven, gas hob, and integrated appliances. Bi-folding doors seamlessly connect the living space to the private rear gardens, offering serene views of the River Stour and surrounding meadows.

Ascending to the first floor, discover two inviting bedrooms, each offering unique perspectives—one overlooking the picturesque river and the other situated towards the front of the property. Both bedrooms are complemented by en-suite shower rooms, adorned with tiled finishes and modern fixtures. Ascend to the second floor to find a third bedroom with storage and scenic views, alongside a family bathroom complete with a shower-over-bath configuration.

Outside, the property boasts ample off-street parking for two vehicles, supplemented by visitor parking. The secluded rear gardens provide a tranquil retreat, featuring a patio area ideal for al fresco dining and a lush lawn bordered by the idyllic River Stour. A shared walkway at the garden's end offers convenient access for bin storage.

Impeccably presented and thoughtfully designed, this residence offers a harmonious blend of comfort and convenience, promising an enviable lifestyle in a desirable location.



THE LOCATION

Alan Phillips Way in Sudbury is situated at the heart of this charming market town, where history and modern conveniences harmoniously coexist. This location mirrors the town's unique blend, creating a warm and inclusive community while providing effortless access to a wide range of amenities and neighbouring towns.

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

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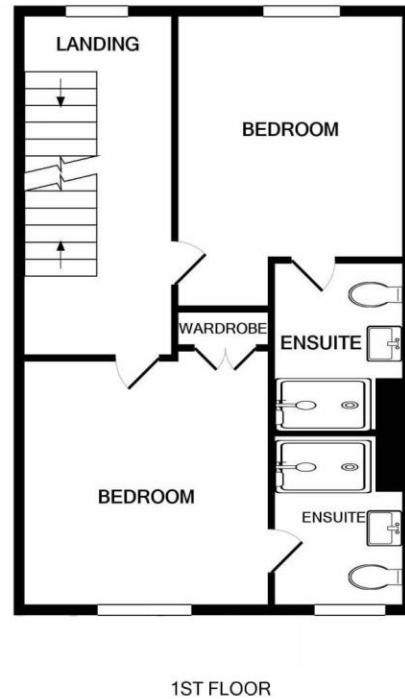
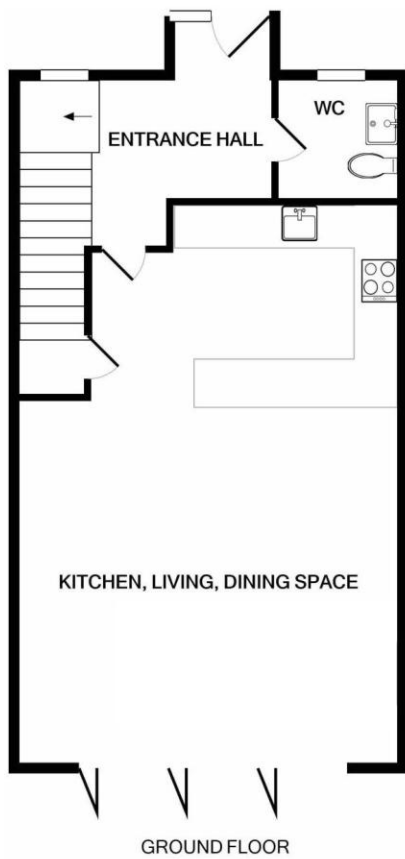


restaurants, cafes, and traditional English pubs. You can relish everything from classic British dishes to international cuisine, often prepared with locally sourced ingredients. For culture enthusiasts, Sudbury has much to offer. It's steeped in history and home to attractions like Gainsborough's House, 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.





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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KITCHEN/DINER/LOUNGE
26' 10" x 18' (8.18m x 5.49m)

SECOND BEDROOM
14' 1" x 11' 11" (4.29m x 3.63m)

EN-SUITE
7' 10" x 4' 11" (2.39m x 1.5m)

THIRD BEDROOM
11' 11" x 9' 10" (3.63m x 3m)

EN-SUITE
7' 10" x 5' 10" (2.39m x 1.78m)

MASTER BEDROOM
15' 1" x 9' 2" (4.6m x 2.79m)

BATHROOM
9' x 5' 10" (2.74m x 1.78m)

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

Tenure – Freehold

Property Construction – Standard Brick Construction

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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