

Summary

THE PROPERTY Upon entering through the front door, you are welcomed into the lounge, a tastefully designed reception area exuding warmth and comfort with a window to the front aspect and a lovely book shelf area. Adjacent to the lounge is the dining room, bathed in natural light from a garden-facing window, this room boasts an opening leading to the kitchen. Additional amenities include convenient under stairs storage, original floorboards and alcove fitted cupboards. The kitchen, featuring oak work surfaces, spot lighting, stone tiled flooring a side aspect window, a stainless steel sink with drainer unit, space and plumbing for washing machine, electric oven and hob with extractor hood, and access to the rear garden.

Ascending to the first floor, a spacious galley landing awaits providing access to the bedrooms and bathroom. The master bedroom offers ample space with a window to the front aspect. A second double bedroom provides comfort and functionality with its rear aspect double glazed window. The bathroom, boasting a rear aspect for natural illumination, presents a bright and welcoming ambiance. Its features include tiled flooring, spot lighting, a bath with shower over, access to the boiler and airing cupboard.

Completing the allure of this property is the approximately 100-foot garden, predominantly laid to lawn and bordered with shrubs and fencing. Shared

side access from the road adds convenience, while additional amenities include a flagstone paved patio seating area.

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.

Approximate Room Sizes

LOUNGE 12' x 11' 10" (3.66m x 3.61m)

DINING ROOM 12' 0" x 10' 7" (3.66m x 3.23m)

KITCHEN 9' 0" x 7' 0" (2.74m x 2.13m)

BEDROOM 13' 6" x 11' 10" (4.11m x 3.61m)

BEDROOM 12' x 7' 8" (3.66m x 2.34m)

BATHROOM 8' 5" x 7' 1" (2.57m x 2.16m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

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

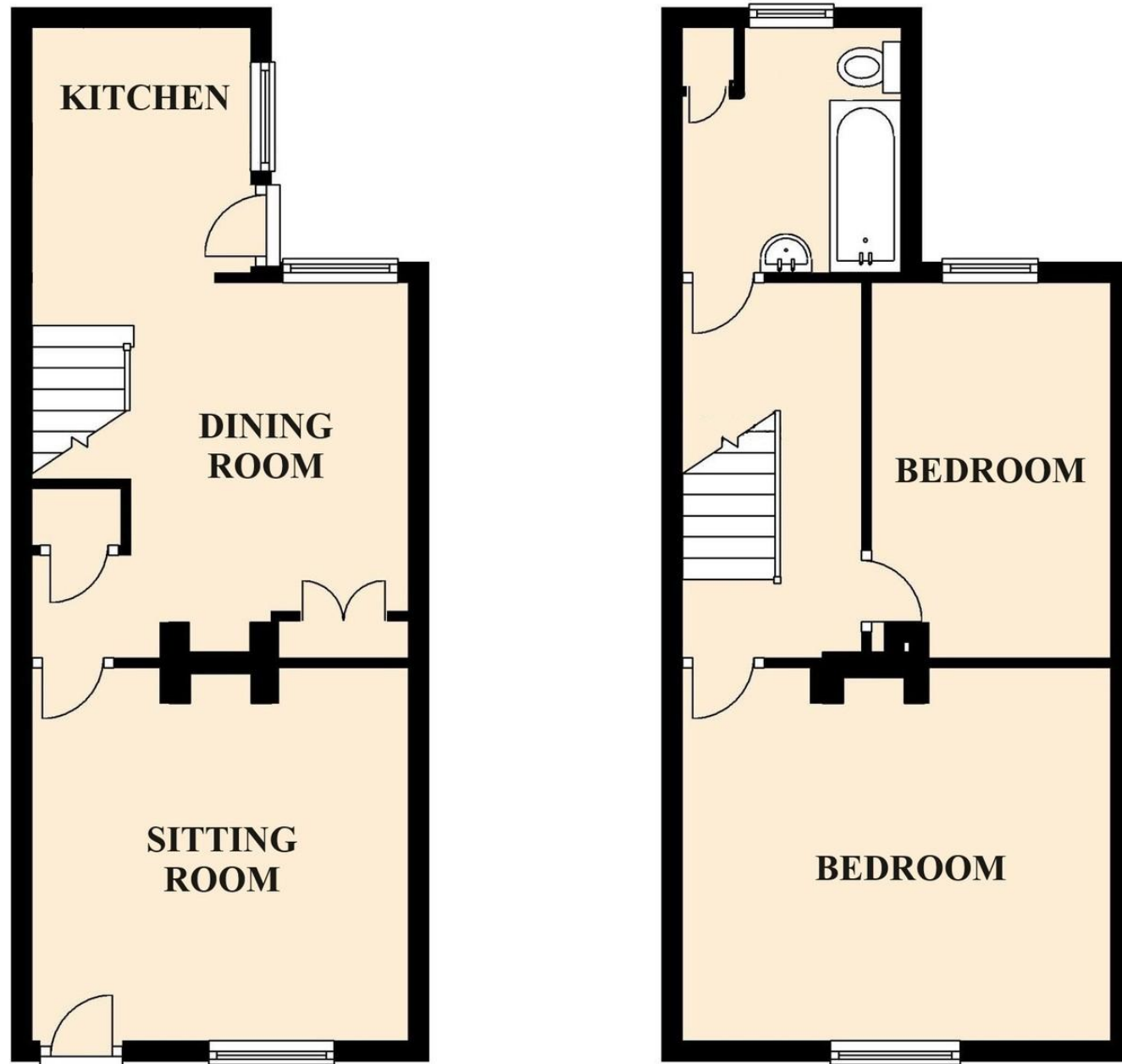
Post Code – CO10 1QP

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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

An immaculately presented two bedroom mid terraced home located within walking distance to Sudbury town centre and all the amenities it has to offer. Boasting two reception rooms, kitchen, first floor bathroom and a large rear garden.

£220,000

- Two Bedrooms
- Immaculate Home
- Dining Room
- Sitting Room
- Kitchen
- First Floor Bathroom
- Large Rear Garden