

Description

Approximate Room Sizes

THE PROPERTY Welcome to this property featuring an inviting Entrance Porch, entering through a double glazed entrance door into the warm embrace of the Sitting Room. This cosy space with wooden flooring, boasts a double glazed window to the front, complemented by a wooden and marble fire surround housing an inset fire. Transition seamlessly through wooden glazed double doors into the heart of the home: the Kitchen/Diner. Here, two double glazed windows to the rear illuminate the space, showcasing a well-appointed kitchen equipped with a cooker, ample storage, and convenient spaces for your appliances. A doorway leads to the Inner Lobby, providing access to the rear of the property and the stairs ascending to the First Floor.

Upstairs, discover the three bedrooms. Bedroom One is bathed in natural light from two double glazed windows to the front, accompanied by an en-suite shower. Bedroom Two enjoys its own double glazed window to the front, while Bedroom Three overlooks the rear garden. Completing the upper level, the Bathroom comprises a rolled-edge Victorian style bath, close coupled w/c and pedestal wash hand basin.

Outside, the property boasts both front and rear

gardens designed for easy maintenance and enjoyment. The Front Garden, enclosed by an ornamental brick wall, welcomes you with off-road parking for one car and low-maintenance shrub borders. Step into the Rear Garden, a private courtyard enclosed by brick and panel fencing. The garden is accessible via side access and an internal door from the rear hall. A Garage, accessible via an up-and-over door, provides additional convenience with power and light connected.

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.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

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

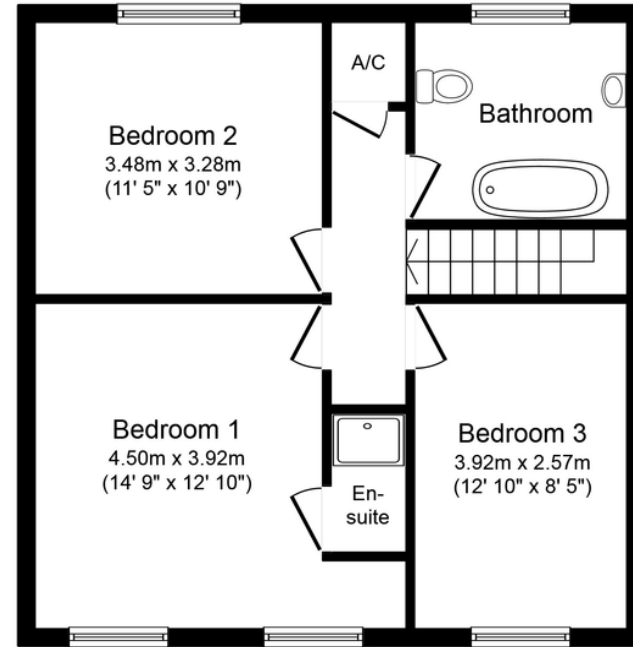
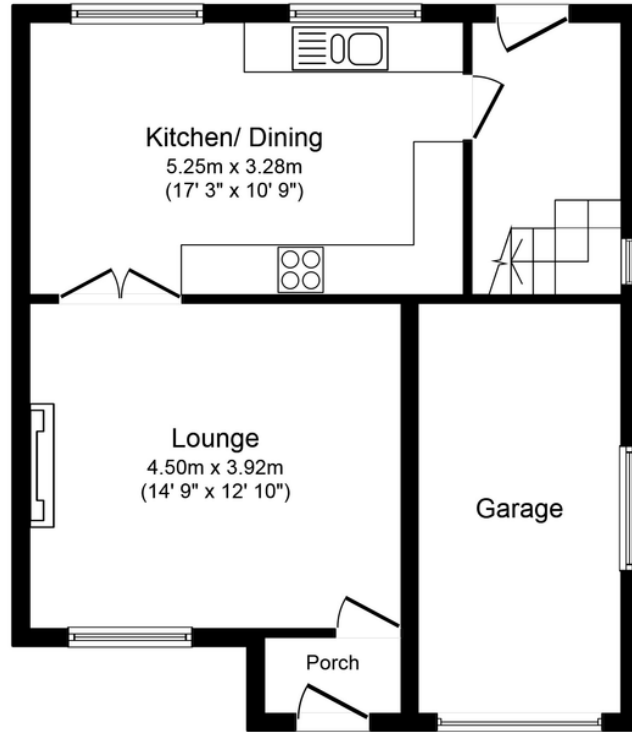
Post Code – CO10 1QN

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Total floor area 109.0 sq. m. (1,173 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan created for By Choice Estate Agents.

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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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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

Acton Lane | Sudbury | CO10 1QN

A three bedroom detached home located in Sudbury town centre, boasting a sitting room, kitchen/diner, ensuite shower room, family bathroom, garage & off road parking. Short walk to amenities including pubs & restaurants, shops, supermarkets, doctors surgery, leisure centre and Sudbury train station. **NO ONWARD CHAIN.**

£365,000

- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Ensuite Shower Room
- Family Bathroom
- Internal Garage & Parking
- Town Centre Location