

Description

THE PROPERTY Welcome to this inviting home, where the entrance hall welcomes you with a double glazed door, seamlessly leading to the kitchen and the spacious dining/sitting area. The modern kitchen, featuring a double glazed window that bathes the space in natural light, is equipped with matching wall and base units, ample work surfaces, an inset sink with a mixer tap, and space for your appliances.

The expansive open-plan lounge/diner is a standout feature, offering generous space for relaxation and entertaining. It boasts patio doors that open to the rear garden, Velux windows in the ceiling, and additional side aspect windows that create a bright and airy atmosphere. Stairs ascend from here to the first floor landing.

Upstairs, the landing provides access to the bedrooms, bathroom, and an airing cupboard. The primary bedroom is a comfortable retreat with a double glazed window overlooking the rear, a built-in over-stairs storage cupboard, and built-in wardrobes with double doors. The second bedroom, with a double glazed window to the front, also features a convenient wardrobe.

The bathroom is well-appointed with a double glazed window to the front, a panelled bath with a shower attachment, a wash hand basin, and a WC.

Outside, the front of the property is approached by steps leading to the entrance door, while the rear garden is laid to patio and enclosed by wood panel fencing, providing a private outdoor space. A gate at the rear offers access to off-road parking. This property perfectly combines modern living with practical features, creating a welcoming and

functional home.

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.

AGENTS NOTE

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

Broadband - Superfast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

KITCHEN 7' 09" x 8' 09" (2.36m x 2.67m)

LOUNGE/ DINER 28' 06" x 12' 07" (8.69m x 3.84m)

BEDROOM ONE 11' 03" x 9' 02" (3.43m x 2.79m)

BEDROOM TWO 9' 06" x 6' 02" (2.9m x 1.88m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Post Code – CO10 1SY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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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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Richard Burn Way | Sudbury | CO10 1SY

An extended two bedroom property situated in a popular development in Sudbury. The property benefits from an open plan dining/sitting area, enclosed rear garden and off road parking. The property is within close walking distance to amenities such as supermarkets and Woodhall Primary and OSA Secondary School.

Offers In Excess Of £260,000

- Extended To Rear
- Open Plan Dining/Living Area
- Kitchen
- Upstairs Bathroom
- Enclosed Rear Garden
- Off Road Parking Spaces
- On Bus Route