

## Summary

A four bedroom mid terraced home benefiting from a large kitchen/dining room, two reception rooms, ground floor w/c, shower room, private and low maintenance rear garden, garage & parking. The property is a short walk to Sudbury town centre and all of the amenities the town has to offer.

## Description

### Approximate Room Sizes

**THE PROPERTY** Upon entering, you're greeted by an inviting entrance hall with access to the WC and the kitchen/diner. The WC features a front-facing window, a close-coupled toilet, and a wash hand basin. The spacious kitchen/diner boasts a double-glazed front window, matching wall and base units with work surfaces, an inset sink with taps, and spaces for a washing machine, fridge, and oven with an extractor fan. There's ample room for a dining table and stairs that lead to the first-floor landing, along with a door that opens to the sitting room.

The sitting room includes double-glazed sliding doors that lead into an additional reception room. This further reception room is equipped

with power and lighting and opens out to the rear garden.

Upstairs, the landing provides access to all bedrooms and the bathroom. The first bedroom has a rear-facing double-glazed window. The second bedroom features a front-facing double-glazed window. The third bedroom also has a rear-facing double-glazed window. The fourth bedroom includes a front-facing double-glazed window. The bathroom is fully tiled and comprises jacuzzi bath, toilet, and a wash hand basin.

Outside, the front of the property is enclosed by a wood picket fence and laid to stone, while the rear garden is designed for low maintenance and enclosed by wood panel fencing.

**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

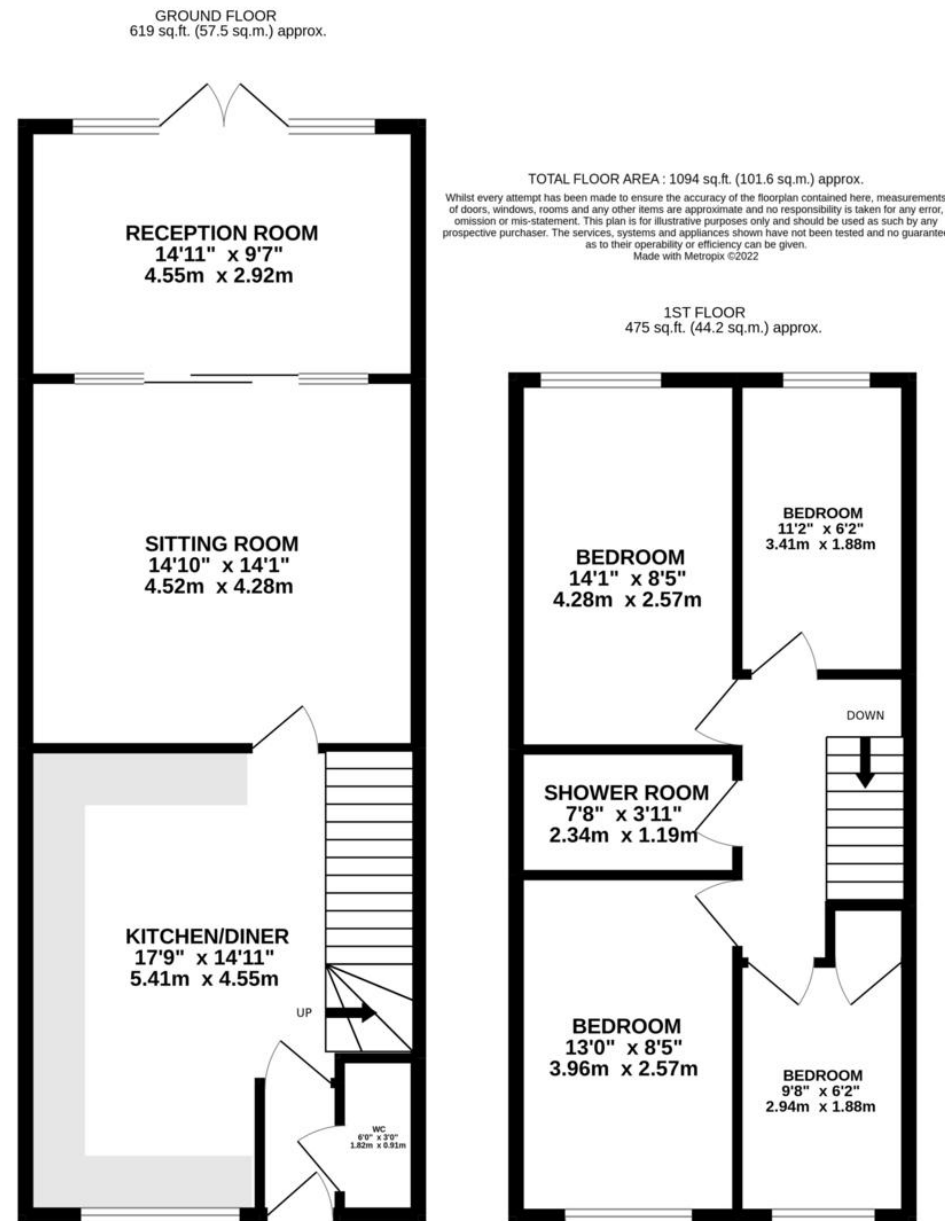
## Additional Information

Local Authority – Babergh District Council  
Council Tax Band – B  
Tenure – Freehold  
Services – %full\_services%  
Post Code – CO10 1PL

Viewings by appointment  
Bychoice Estate Agents  
Tel: 01787 468400







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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             | 74   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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

Beatty Road | Sudbury | CO10 1PL

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Guide Price £240,000

- Four Bedrooms
- Large Kitchen/Diner
- Garage & Parking
- Two Reception Rooms
- Ground Floor WC
- Shower Room
- Private & Low Maintenance