



**£345,000**

**The Street, Ashen, Sudbury, Suffolk**



## The Property

Upon entering, the hallway provides access to the ground floor bedroom, sitting room, kitchen, bathroom, and study. The kitchen offers ample storage, integrated appliances, and a cupboard for additional space.

Adjacent to the kitchen, the living room features French doors leading to the rear garden, allowing in natural light. A fireplace adds a cosy touch. Bedroom two is a good size with a large window, while the study also enjoys plenty of light and provides access to the master bedroom via a staircase.

The ground floor bathroom is stylishly finished with tiling, a bath with showerhead, heated handrail, and elegant flooring.

Upstairs, bedroom one is bright and airy with velux windows, a built-in wardrobe, and an ensuite with a shower, toilet, and storage.

The rear garden is generously sized with stunning field views, while a garage provides extra storage. Off-road parking at the front adds further convenience.

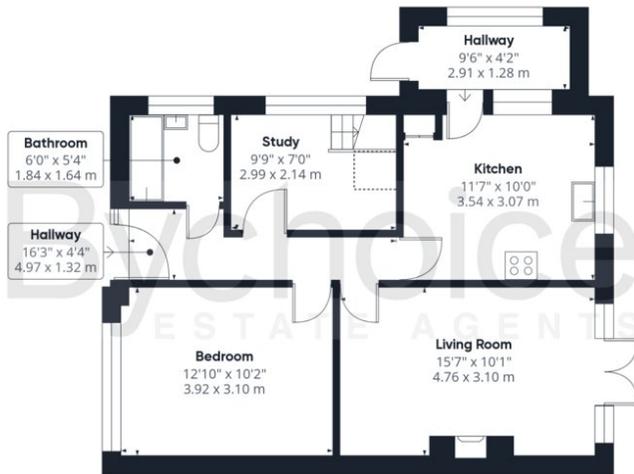
## The Location

Ashen is a charming rural village in the Essex countryside, offering tranquillity while remaining well-connected. Nearby Clare provides amenities, while Sudbury and Braintree are easily accessible, making Ashen an ideal choice for families and commuters alike.









Ground Floor



Floor 1

**Bychoice**  
ESTATE AGENTS

**Approximate total area<sup>1)</sup>**

852.61 ft<sup>2</sup>  
79.21 m<sup>2</sup>

**Reduced headroom**

72.18 ft<sup>2</sup>  
6.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council & Council Tax Band – Band b - Bintree District Council

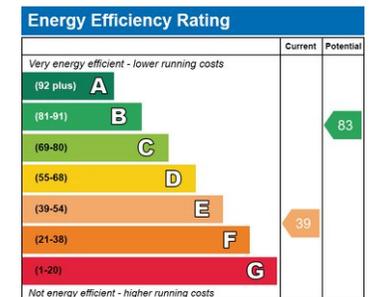
Tenure – Freehold

Broadband – Ultrafast broadband available. Download speeds of up to 1000mps, upload speeds of up to 1000mps (Ofcom Data)

Mobile Coverage – Voice & Data likely outdoors with EE, Three, O2 & Vodafone (Ofcom Data)

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

Property Construction – Brick Construction



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6, King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS