



£290,000

Hall Rise, Sudbury, Suffolk





## THE PROPERTY

An enclosed porch welcomes you into a bright living room with a front-facing window and fireplace, offering a cosy focal point. Stairs to the first floor are accessed here, with an open walkway leading to the rear dining room, which is filled with natural light via French doors opening to the garden – perfect for everyday living and entertaining.

Double doors open into a well-appointed kitchen with ample cupboard and worktop space, a breakfast bar, space for a range-style cooker with hob and extractor, and further room for appliances. A rear patio door provides direct garden access.

Upstairs are two double bedrooms and a single room, all naturally bright. One double features a built-in cupboard. A family bathroom serves all rooms, fitted with a bath, WC, and pedestal basin.

The rear garden combines patio and lawn areas, with gated side access to the front. A standout feature is the converted garage – now a powered home office with Ethernet and a separate workshop. The front offers a driveway for two vehicles. Double glazing was upgraded 18 months ago and is covered by a FENSA guarantee.

## THE LOCATION

Sudbury offers varied shopping, lively Thursday and Saturday markets, and a wealth of dining options from traditional pubs to international cuisine. Cultural attractions include Gainsborough's House, St. Peter's Church, and the Quay Theatre.

Nature lovers enjoy riverside walks and countryside paths, while families benefit from good schools and healthcare, including Sudbury Community Health Centre.

Transport links are excellent, with a train station offering direct routes to London and reliable bus services. Nearby highlights include Long Melford, Bury St. Edmunds, Colchester, and Ipswich – each offering historical sites, shopping, and entertainment.









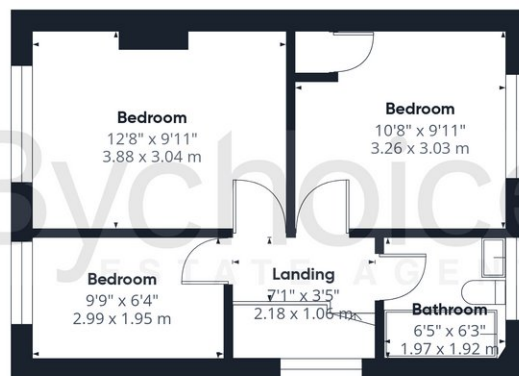








Ground Floor



Floor 1

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

970 ft<sup>2</sup>  
90.2 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 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 are based on RICS IPMS 3C standard.

GIRAFFE360

Council & Council Tax Band – Babergh District Council - Band C

Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1000mbps and upload speeds of up to 1000mbps available (Ofcom data)

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

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

Property Construction – Standard Brick Construction

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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.

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