

oakheart



£450,000

Price Guide

Abbey Road, Sudbury

£450,000 - £475,000 Situated on the sought after Abbey Road in the historic market town of Sudbury is this attractive Suffolk yellow brick, four bedroom detached family home that is the ideal property for those looking to be close to the Town Centre while being just a stone's throw from countryside walks.

This well presented residence offers a generous layout with modern finishes throughout, including newly laid herringbone wood style flooring that flows through the ground floor, creating a warm and elegant atmosphere from the moment you step inside.

The spacious living room is centred around a charming log burner, perfect for cosy evenings, while the adjoining dining area offers ample space for entertaining or family gatherings. The modern kitchen is well equipped and finished to a pretty country styling

with wood effect work tops, shaker style units and sympathetic tiled flooring and splash backs. The ground floor also includes a convenient downstairs cloakroom. Further enhancing this impressive home is the newly fitted boiler in 2024 and the newly fitted water softener in 2025.

Upstairs, the property boasts four well appointed bedrooms. The principal bedroom benefits from its own ensuite shower room, while another double bedroom features a dedicated dressing room, a thoughtful addition for those seeking extra storage or space to get ready in comfort. A contemporary family bathroom serves the remaining bedrooms.

Outside, there is off street parking for one vehicle on the private driveway, in addition

to the garage. The rear garden has been designed for ease of maintenance and year round enjoyment, providing a secure space for children, pets or simply unwinding at the end of the day.

Lynwood enjoys a prime location within walking distance of local schools, shops, and Sudbury's bustling town centre, as well as excellent transport links and countryside walks along the nearby Stour Valley. This is a superb opportunity to own a stylish, move-in-ready home.











Ground Floor



Floor 1

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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
E

Approximate total area⁽¹⁾

135.3 m²
1455 ft²

Reduced headroom
1.8 m²
19 ft²

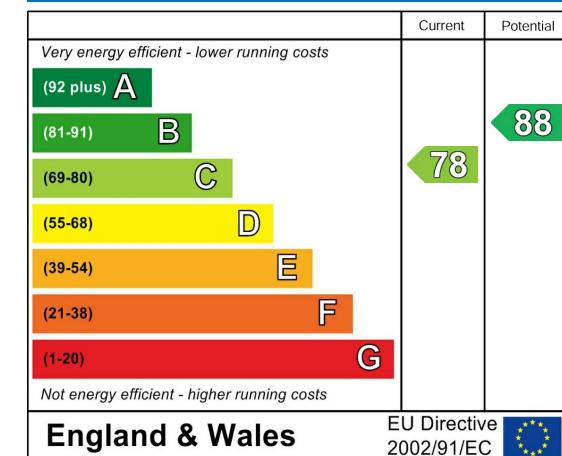
(1) Excluding balconies and terraces.

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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