



**Offers In Excess Of £250,000**

Uplands Crescent, Sudbury





## THE PROPERTY

On entry, you're welcomed into a beautifully presented kitchen with wooden worktops, under-counter storage and an attractive blue tiled splashback. Integrated appliances include a double oven, hob, extractor fan and inset sink. The adjoining sunroom fills the space with natural light and provides direct garden access.

The spacious living area enjoys a large front-facing window, while the dining space to the rear offers an inviting spot for entertaining, with sliding doors opening to the garden for seamless indoor-outdoor living.

Upstairs, all three bedrooms are well proportioned, with the third featuring built-in storage. The stylish family bathroom is fully tiled, with a bath and shower overhead, sink with storage and WC.

The private rear garden has a seating area, lawn and shed, while the front provides off-road parking.

## THE LOCATION

Sudbury offers a welcoming mix of independent shops, supermarkets and popular Thursday and Saturday markets. There's a variety of cafes, restaurants and traditional pubs serving everything from classic British fare to international cuisine. Cultural highlights include Gainsborough's House, St. Peter's Church and The Quay Theatre.

The surrounding countryside and the River Stour offer beautiful walks and cycling routes. The town has good schools, healthcare facilities and excellent transport links via its train station to London Liverpool Street and nearby towns. Long Melford, Bury St. Edmunds, Colchester and Ipswich are all within easy reach, offering further shopping, history and leisure opportunities.





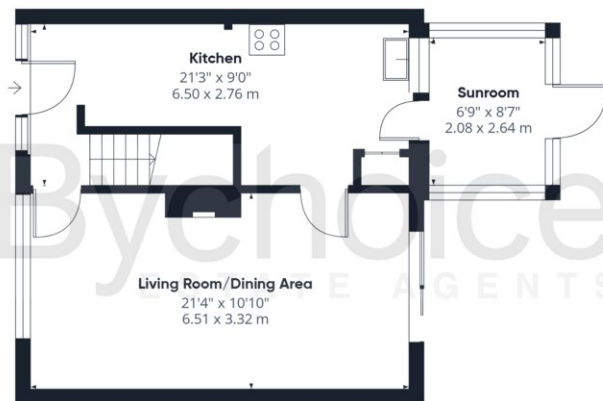




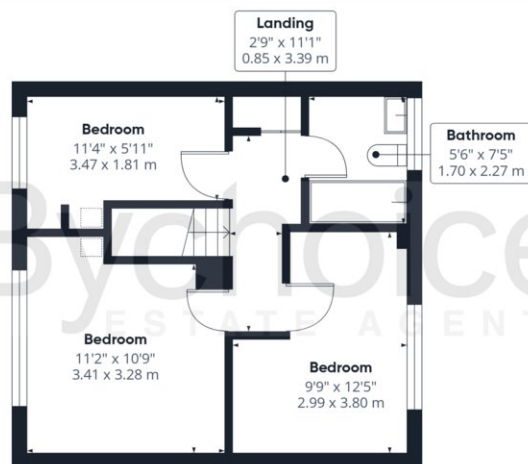








Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
889 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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

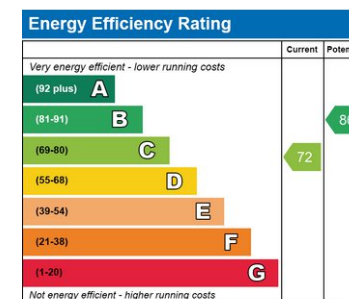
Tenure – Freehold

Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps  
and upload speeds of up to 1000 Mbps  
(Ofcom data)

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

Utilities – Mains Water, Mains Electric,  
Mains Drainage, 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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