



**£230,000**

Beatty Road, Sudbury



## THE PROPERTY

The entrance hall provides access to all principal ground floor accommodation. To the front is a modern kitchen arranged in a long, practical layout, finished with marble worktops, inset spotlights and a range of wall and base units. Integrated appliances include a hob with extractor, oven, fridge freezer and inset sink.

To the rear is a bright and spacious living area, benefitting from double doors opening directly onto the garden, allowing plenty of natural light. A convenient cloakroom W/C completes the ground floor.

Stairs rise to the first floor where the accommodation is well balanced. Two bedrooms are comfortable doubles, while the third offers flexibility as a guest room, nursery or home office. All rooms enjoy good natural light. The centrally positioned shower room is fitted with a shower enclosure, wash hand basin and W/C.

Externally, the rear garden is generous, featuring a patio seating area and lawn beyond. Further benefits include side access, a useful shed, a garage en bloc and parking to the front.

## THE LOCATION

Sudbury offers a wide range of shops, eateries and amenities, with popular Thursday and Saturday markets providing fresh produce and local goods. The town has a strong cultural offering, including Gainsborough's House, St Peter's Church and the Quay Theatre.

Surrounded by attractive countryside, Sudbury is ideal for walking and cycling, with scenic routes along the River Stour and several parks within the town. There is a good selection of primary and secondary schools, healthcare facilities and everyday services.

Sudbury benefits from its own train station with direct links to London Liverpool Street, alongside regular bus services. Nearby towns include Long Melford, Bury St Edmunds, Colchester and Ipswich, all offering further shopping, dining and leisure options.









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

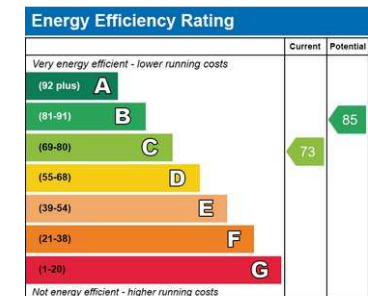
Tenure – Freehold

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.

**Bychoice**  
ESTATE AGENTS