



**£210,000**

Rye Hill, Sudbury



## THE PROPERTY

Offered with no onward chain, this two bedroom bungalow provides a well-balanced and practical layout throughout.

A central hallway gives access to all rooms and includes two useful storage cupboards, ideal for coats, linens and everyday essentials.

To the rear of the property are the living room and kitchen. The living room is a comfortable, light-filled space with a rear-facing window, creating a pleasant area to relax or entertain. The kitchen offers a range of wall and base units with ample worktop space, along with integrated appliances including a double oven, hob and extractor. There is also space for dining, making it a sociable and functional part of the home.

Both bedrooms are located at the front of the bungalow and are generous double rooms, providing excellent space and versatility. They can comfortably serve as a principal bedroom and guest room, or alternatively one could be utilised as a home office if required.

Completing the accommodation is a modern shower room fitted with a wash hand basin, WC and large shower, all presented in a contemporary style.

Externally, the property benefits from one allocated parking space to the front.

## THE LOCATION

Sudbury offers a wide range of everyday amenities, with a mix of independent shops and national retailers, as well as popular Thursday and Saturday markets. The town benefits from a variety of restaurants, cafés and traditional pubs.

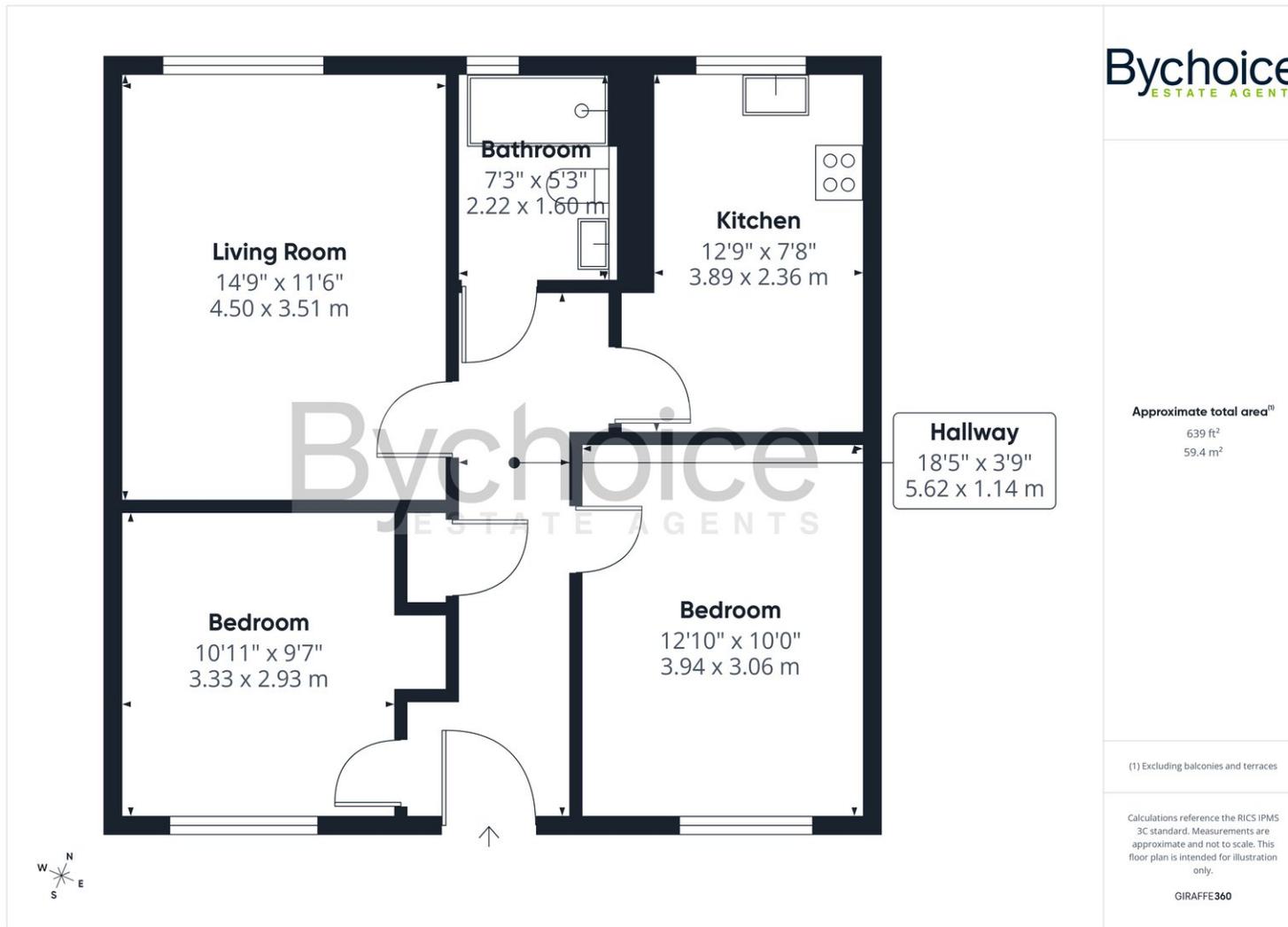
Rich in history, Sudbury is home to Gainsborough's House and St Peter's Church, while the Quay Theatre provides regular performances and events. The surrounding countryside and the River Stour offer scenic walking and cycling routes, alongside local parks and green spaces.

The town provides a selection of schooling, healthcare facilities and a train station with connections to London Liverpool Street. Nearby Long Melford, Bury St Edmunds, Colchester and Ipswich further expand the range of shopping, leisure and cultural amenities available.









**Bychoice**  
ESTATE AGENTS

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

639 ft<sup>2</sup>  
59.4 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.

GIRAFFE360

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 1000Mbps  
(Ofcom data)

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

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