



£260,000

Waldingfield Road, Sudbury



This beautifully presented Victorian home offers an appealing blend of character and modern style, positioned just a short walk from Sudbury town centre. The property provides generous accommodation across two floors, with flexible living spaces and a superb rear garden featuring a versatile outbuilding.

The ground floor begins with a welcoming hallway leading into a bright living room with a large front window, exposed wooden flooring and an attractive fireplace. This flows into a second reception room, ideal as a dining room, snug or work-from-home space. To the rear, the kitchen is fitted with navy shaker-style units, wooden worktops, a Belfast sink, tiled flooring and integrated appliances. Beyond this is a light-filled conservatory/dining room opening directly onto the rear patio.

Upstairs are two well-proportioned double bedrooms, both enjoying pleasant outlooks, along with a modern bathroom featuring a walk-in shower, metro tiling and contemporary brass fixtures.

Outside, the two-tier rear garden offers patio space, lawn and mature boundaries, leading to a powered outbuilding perfect as an office, studio or gym. The attractive frontage, with its striking yellow door and established planting, enhances the kerb appeal.

Sudbury offers a thriving town centre with a variety of shops, cafés, restaurants and popular twice-weekly markets. Cultural highlights include Gainsborough's House and The Quay Theatre, while the nearby River Stour and surrounding countryside provide excellent walking and cycling routes. The town benefits from good schools, healthcare facilities and strong transport links, including Sudbury train station with connections to London Liverpool Street via Marks Tey, and easy access to Long Melford, Bury St Edmunds, Colchester and Ipswich.









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AGENTS NOTE

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

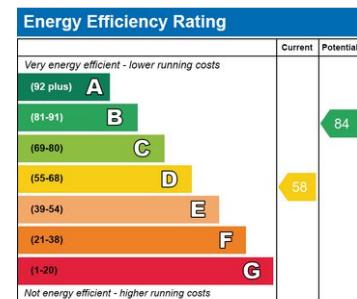
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800mbps and upload speeds of up to 1000mbps available (Ofcom data)

Mobile Coverage – Coverage available 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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