

Offers in excess of £220,000

Ballington Street, Sudbury





THE PROPERTY

Situated in a convenient location, this charming two-bedroom character cottage combines period features with modern improvements, making it an ideal first-time purchase, investment or downsizing opportunity.

The accommodation begins with an entrance porch leading into a welcoming sitting room, where a feature fireplace with inset wood-burning stove (currently capped) provides a cosy focal point. To the rear, the recently re-fitted kitchen has been stylishly updated with shaker-style units, wood-effect worktops, integrated cooking appliances and ample storage. An inner hallway provides access to the rear garden and the modern ground floor shower room, fitted with a shower enclosure, wash hand basin and WC.

Upstairs, there are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and additional built-in storage.

Outside, the attractive rear garden offers an excellent mix of lawn, patio and a raised timber deck, creating ideal spaces for relaxing or entertaining. A substantial brick-built outbuilding provides excellent storage or workshop potential, while beyond this lies the property's unique "secret garden", offering a secluded and peaceful retreat. As is common with cottages of this age, a neighbouring property benefits from a right of access across the garden.

Offering an excellent combination of character, modern upgrades and impressive outdoor space, this delightful cottage must be viewed to be fully appreciated.

THE LOCATION

Sudbury is a thriving market town offering a wide range of shops, supermarkets, cafés, restaurants and traditional pubs, alongside its popular twice-weekly market. Rich in history and culture, the town is home to attractions including Gainsborough's House, St Peter's Church and the Quay Theatre.

The surrounding countryside and nearby River Stour provide excellent opportunities for walking and cycling, while local schools, healthcare facilities and leisure amenities are all within easy reach. Sudbury railway station offers links to London Liverpool Street via Marks Tey, and the town is well positioned for access to Long Melford, Bury St Edmunds, Colchester and Ipswich.









AGENTS NOTE

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

Tenure – Freehold

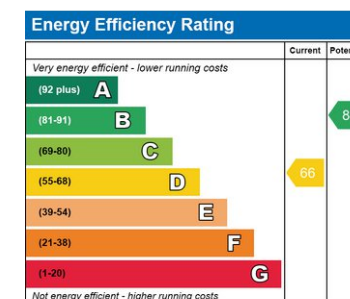
Property Construction – Standard Brick Construction

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

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 outdoor with Three, O2 & Vodafone. (Ofcom data)

Rights and Restrictions- The Neighbouring property benefits from right of way.



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