



**£375,000**

**Parkwood Drive, Sudbury**



## THE PROPERTY

Situated in the popular market town of Sudbury, this well-presented three-bedroom home offers spacious and versatile accommodation over two floors.

A central hallway welcomes you in, providing access to the main living areas. The front-facing living room benefits from a large window, creating a bright and inviting space. There is also a convenient downstairs cloakroom with toilet and wash basin. The hallway continues to the rear, offering access to the garden.

Upstairs, a generous kitchen/dining area is positioned at the rear. It features a range of worktops and storage, along with integrated appliances including an oven, hob and inset sink. Sliding doors allow plenty of natural light and open directly onto the garden, making it ideal for both everyday living and entertaining.

The property offers three well-proportioned bedrooms, all with built-in storage. One bedroom benefits from an ensuite shower room with shower, toilet and pedestal wash basin. The remaining bedrooms are served by a family bathroom, fitted with a corner bath, toilet and wash basin.

Externally, the rear garden combines patio and lawn areas, along with a covered seating space to the rear. To the front, there is off-road parking and an integral garage.

## THE LOCATION

Sudbury offers a wide range of shops, alongside its well-known Thursday and Saturday markets. There is a great selection of restaurants, cafés and traditional pubs, as well as cultural attractions including Gainsborough's House and The Quay Theatre.

Surrounded by countryside, the area is ideal for walking and cycling, with the River Stour nearby. The town also benefits from schools, healthcare facilities and a train station with links to London Liverpool Street. Nearby destinations include Long Melford, Bury St Edmunds, Colchester and Ipswich, all offering further amenities and attractions.









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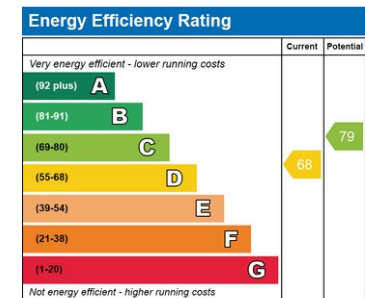
Council & Council Tax Band – Band C -  
Babergh District Council

Broadband - Ultrafast broadband with  
downloads speeds of up to 1000 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 – 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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