



**£350,000**

Queens Court, Queens Close, Sudbury,  
Suffolk



### The Property

Set in a private cul-de-sac, this three-bedroom detached home offers a spacious layout and is available with NO ONWARD CHAIN.

The entrance hall leads to Bedroom Three, featuring built-in wardrobes, a front-facing window, and an en-suite with a shower, toilet, sink, heated towel rail, and storage.

The open-plan kitchen/dining area includes ample storage, an inset sink, integrated oven, hob, dishwasher, and space for a fridge. French doors open to the front patio, with an additional door to the rear garden.

The bright living room boasts a feature fireplace, large windows, and French doors. Upstairs, two double bedrooms with built-in wardrobes enjoy dual-aspect windows. A family bathroom and large airing cupboard complete the space.

The low-maintenance rear garden features a brick-built outhouse with electricity, while the front patio provides private outdoor seating. The property includes two allocated parking spaces and under-stairs storage with plumbing.

### The Location

Sudbury offers great shopping, markets, dining, and cultural attractions like Gainsborough's House and The Quay Theatre. The River Stour provides scenic walks, and the town has good schools, healthcare, and excellent transport links, including a train to London Liverpool Street. Nearby Long Melford, Bury St. Edmunds, Colchester, and Ipswich offer further amenities.







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

Tenure – Freehold

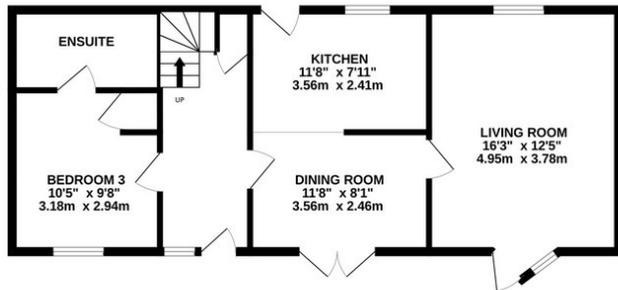
Broadband – Ultrafast broadband with  
downloads speeds of up to 1800 Mbps and  
upload speeds of up to 1000 Mbps (Ofcom  
data)

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

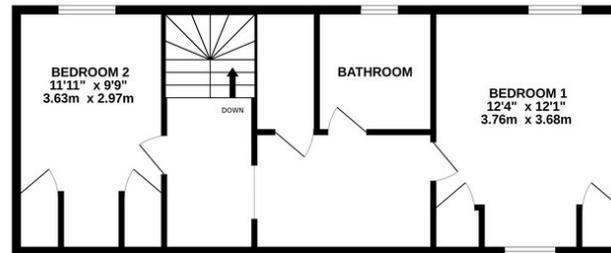
Utilities – Mains Water, Mains Electric,  
Mains Drainage, Gas Central Heating (The  
property has a newly fitted boiler 5/04/24)

Property Construction – Standard Brick

GROUND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.

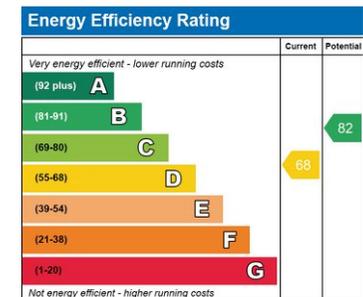


1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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