



NP NICHOLAS
PERCIVAL

For Sale. Willow Close

6 Willow Close, Sudbury, Suffolk CO10 2SZ

Incorporating **BS** BIRCHALL
STEEL

An aerial photograph of a residential development. The houses are built with red and cream-colored bricks and have dark brown tiled roofs. They are arranged in a cluster, with some having attached garages. The development is surrounded by lush green trees and vegetation. In the background, there are rolling hills and a large open field under a blue sky with scattered clouds. A yellow callout box with a pointer indicates a specific house in the center of the development.

Willow Close

6 Willow Close, Sudbury, Suffolk, CO10 2SZ

Offered with no onward chain, 6 Willow Close is a well-presented three-bedroom mid-terrace home set within a peaceful residential close, just a short walk from Sudbury's bustling town centre and its many amenities.

The property provides light-filled and practical accommodation, ideal for first-time buyers, downsizers or small families, with a sitting room, kitchen / dining room, cloakroom, three bedrooms and a family bathroom.

Outside, there is an enclosed rear garden and a single garage located within an adjoining block.

No Onward Chain | Tenure Freehold

Council Tax Band C | Gas Central Heating | EPC C

Mains Water, Drainage, Gas and Electricity Connected



Property

A covered storm porch opens into a welcoming sitting room featuring an electric fire with stone-effect surround and a useful understairs storage cupboard.

The space feels warm and comfortable, creating a relaxing area to unwind.

The kitchen / dining room lies to the rear of the property and is fitted with a range of units offering ample storage, along with an integrated oven, hob and extractor hood.

There's plenty of room for a dining table, making this a sociable and practical space for everyday family life. The ground floor is completed by a cloakroom with toilet and handbasin.

Upstairs, the principal bedroom and a spacious single bedroom overlook the front of the property, while the second double bedroom enjoys garden views to the rear. All three bedrooms include built-in wardrobes, providing excellent storage.

The family bathroom features a bath with shower screen and mixer hose, pedestal handbasin and wc.

Willow Close

6 Willow Close, Sudbury, Suffolk

Sat-Nav Ref: **CO10 2SZ**

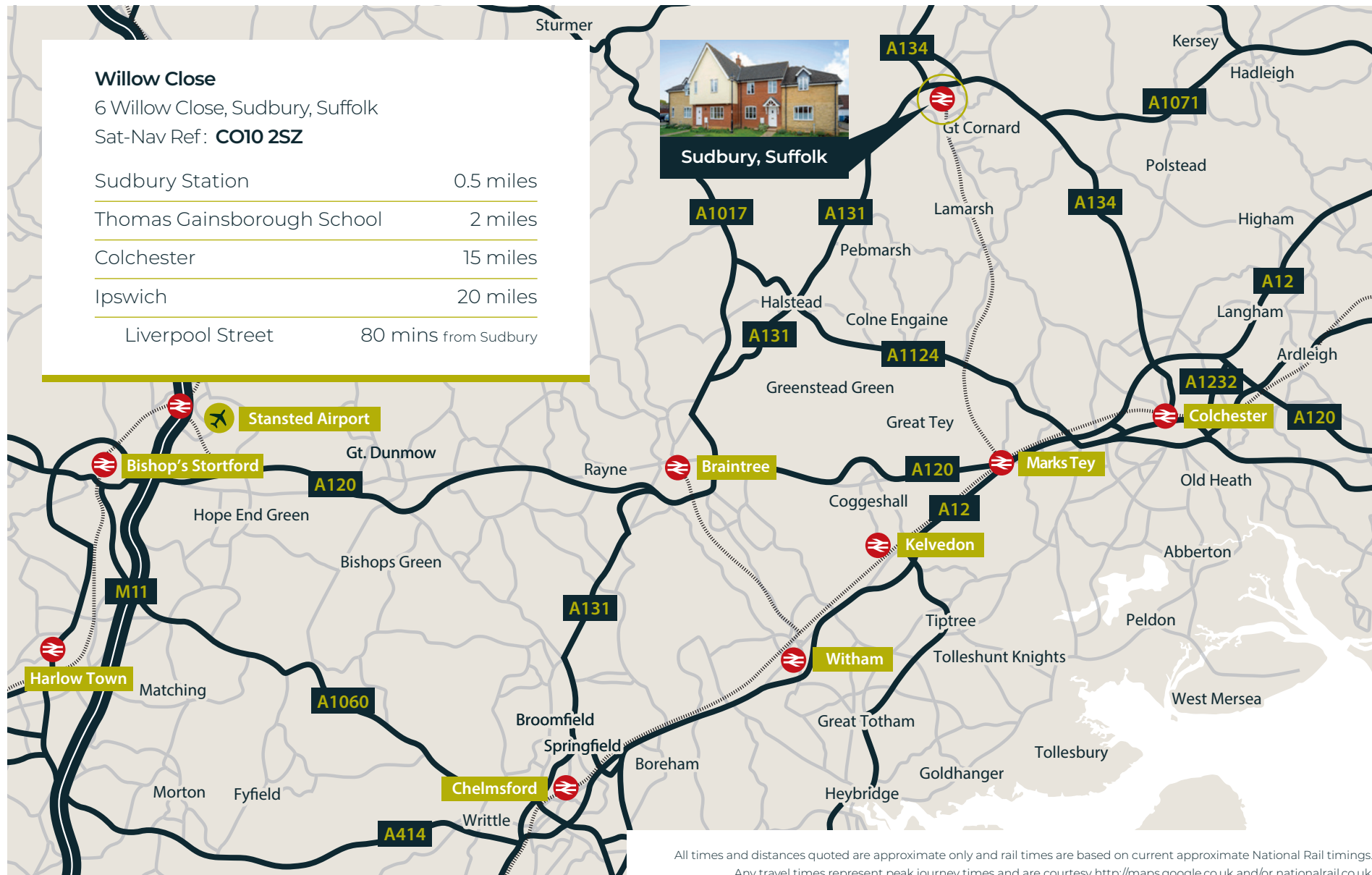
Sudbury Station 0.5 miles

Thomas Gainsborough School 2 miles

Colchester 15 miles

Ipswich 20 miles

Liverpool Street 80 mins from Sudbury



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Living in Sudbury

Sudbury is a thriving market town rich in history and surrounded by the beautiful landscapes of the Stour Valley, which inspired the paintings of Thomas Gainsborough. The town offers an excellent range of amenities including independent shops, cafés, restaurants, a twice-weekly market, and a choice of supermarkets. There are well-regarded schools, a vibrant arts scene, and a mainline railway station providing regular services to Marks Tey for onward connections to London Liverpool Street.

The surrounding countryside and nearby villages such as Long Melford and Lavenham offer an abundance of scenic walks, pubs and cultural attractions, making Sudbury a wonderful place to live and explore.





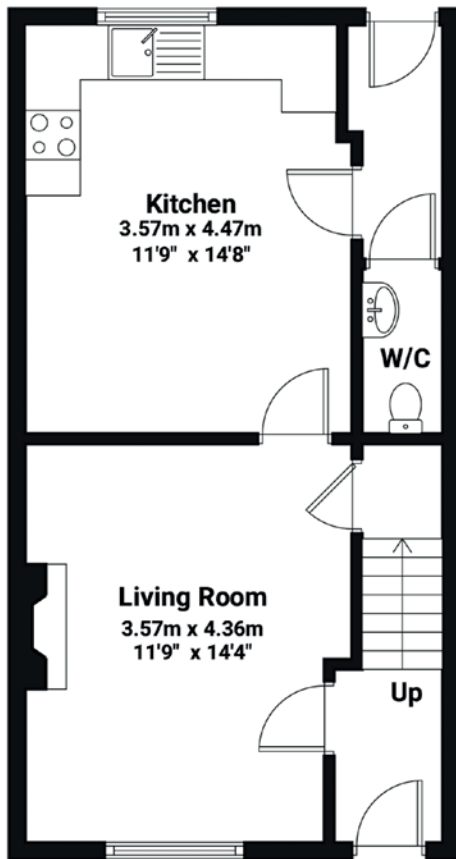
Outside

The property occupies a quiet, tucked-away position within a friendly cul-de-sac, ideally placed for easy access to Sudbury's town centre. The enclosed rear garden includes a paved patio area perfect for outdoor dining, with the remainder laid to lawn and bordered by fencing for privacy. A gate at the rear opens onto a pathway that connects to the former Sudbury-Long Melford railway line, now part of the scenic St Edmunds Way – ideal for countryside walks, cycling or dog walking.

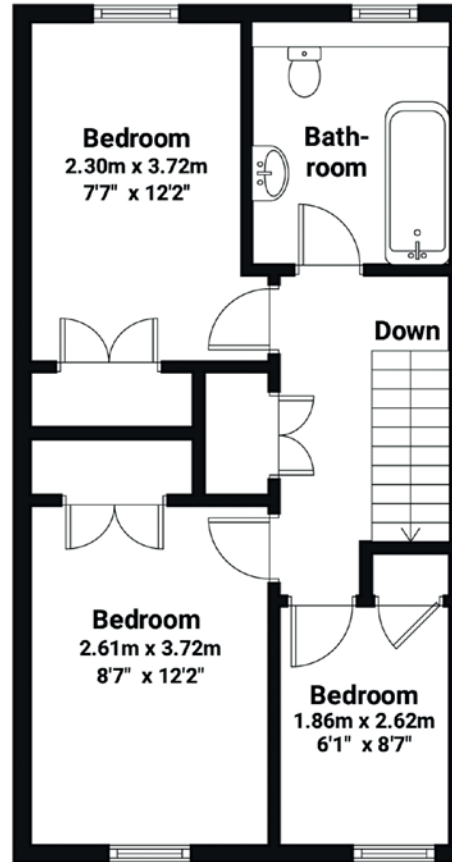
A single garage, located within a nearby block, accompanies the property
(please note there is currently no power or lighting connected).



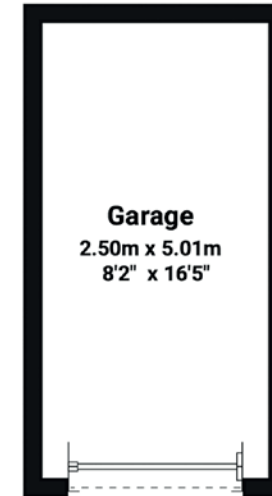
Willow Close



Ground Floor



First Floor



Garage



6 Willow Close, Sudbury, Suffolk

Total Approximate Floor Area: 978.4 SqFt (90.89 SqMt)

House: 843.5 SqFt (78.37SqMt) | Garage: 134.8 SqFt (12.52 SqMt)

Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

NP NICHOLAS
PERCIVAL

Incorporating **BS** BIRCHALL
STEEL

01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.