



Waldingfield Road, Sudbury

Guide Price £700,000

Willow House is a substantial, carefully composed modern home, designed around light, proportion and ease of living. Its interiors are calm and cohesive, with a restrained palette of natural materials and soft tones running throughout. The house is arranged to balance open-plan sociability with quieter, more private spaces, all set within a semi-rural setting on the edge of Sudbury.

Bedrooms: 6 | Bathrooms: 4 | Receptions: 3

Tenure: Freehold

Property Type: Detached House

- Six-bedroom detached house extending to over 3,300 sq ft
- Positioned within a small, private cluster on the edge of open countryside
- Expansive open-plan kitchen, dining and living space with garden access
- Dedicated study
- Principal suite with dressing room and en-suite bathroom
- Additional bedrooms arranged across two upper floors
- Utility room, ground-floor shower room and integral storage
- Driveway, garage and car port with generous parking
- 10 Year New Build Warranty
- Guide Price £700,000 - £750,000

The Property

The home unfolds from a central entrance hall, where the scale of the house becomes immediately apparent. A study sits to the front, providing a quiet workspace.

The rear of the house is given over to a generous open-plan kitchen, dining and living space, forming the heart of the home. A large central island anchors the kitchen, complemented by bespoke cabinetry and integrated appliances. The space flows naturally into areas for dining and relaxation, all connected by broad glazing and doors that open directly onto the terrace.

Upstairs, the principal bedroom suite is arranged with a sense of calm and separation, incorporating a dressing room and en-suite. Further bedrooms are set across the first and second floors, offering flexibility for family life or guest accommodation. Bathrooms are finished in a simple, contemporary style, echoing the material palette found throughout the house.

Further Information

Tenure - Freehold

Council Tax - Babergh Band F

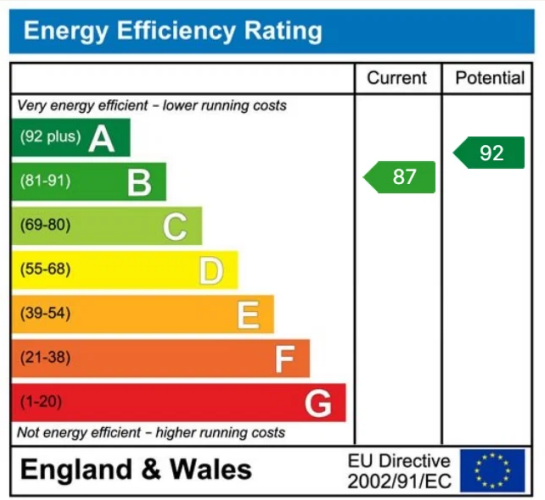
Construction - Brick

Mains - Sewerage, Electricity and Water

Heating - Airsource Heat Pump

Sellers position - Needs to secure onward purchase







Total area: approx. 309.7 sq. metres (3333.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanItUp.

Willow House, Walsingham Road

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