

3 Bantocks Road, Great Waldingfield, CO10 0RT



Freehold

Offers In Region Of

£275,000

Subject to contract

No onward chain

3 bedrooms
1 reception room
1 bathroom



Offered for sale with no onward chain including garage in block, with good access to local primary school plus ground floor cloakroom, conservatory addition and utility space.

Some details

General information

Offered for sale with no onward chain is this spacious three bedroom mid terrace family home in this well served village with garage in block and conveniently situated for the local primary school.

The oil fired centrally heated accommodation is briefly composed of a double glazed door leading into a welcoming entrance hall where stairs rise up to the first floor. Off the entrance hall there is a useful ground floor cloakroom and double doors opening into the spacious kitchen/breakfast room with a good range of worksurfaces surrounding and incorporating stainless steel one and a half bowl sink, good range of units and drawers surround beneath with further wall mounted units over, space for a range of appliances plus breakfast bar. A double glazed door leads into the conservatory and a further glazed doors leads into the main lounge/diner. The good size dual aspect area easily dividable into two spaces with laminate wood style flooring and a pair of double glazed French doors leading into a good size conservatory at the rear running the full width of the house with laminate style wood flooring and windows overlooking the garden with a pair of double glazed doors to the outside. At one end of the conservatory there is an opening to a utility area with worksurface, space for appliances and built in storage.

Stairs rise up to the first floor landing where access can be gained to three double bedrooms and the accommodation is finally concluded with a family bathroom with tiling to walls and floor, panel enclosed bath including a wall mounted shower with concertina style splash screen.

Entrance hall

8' 10" x 6' 6" (2.69m x 1.98m) max.

Cloakroom

4' 10" x 3' 6" (1.47m x 1.07m)

Kitchen/breakfast room

16' > 13' 1" x 10' 9" min. (4.88m x 3.28m)

Lounge/diner

10' 1" < 13' x 17' 8" (3.07m x 5.38m)

Conservatory

22' 4" x 8' 2" (6.81m x 2.49m)

Utility area

8' 8" x 3' 9" (2.64m x 1.14m)

Landing

Bedroom one

13' 1" x 9' 9" (3.99m x 2.97m)

Bedroom two

16' 5" x 7' 7" (5m x 2.31m)

Bedroom three

9' 9" x 7' 7" (2.97m x 2.31m)

Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

The outside

The front garden is majority set to lawn with a path extending to the front door set beneath a storm porch. The rear gardens are designed in a low maintenance fashion with patio paving, fence boundaries with a gate set into the fence leading to a pathway at the rear leading to a garage block where the vendor advises us there is a garage allocated to the property. In the rear garden the oil tank can also be found.

Where?

The village of Great Waldingfield is situated 2 miles from the thriving market town of Sudbury and is a generally sought after residential village with a village inn, good general store/post office and primary school. The location of the village means it is popular with people who need to have regular access to Sudbury. There is easy access from the village to Colchester, via the A134, where there is a main line railway station to London. The superb medieval village of Lavenham is some 5 miles to the north with its fine collection of historic houses, pubs, restaurants, shops, etc. The new Sudbury Health Centre is easy accessible from the property.

Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property. Heating and hot water is provided by oil.

Tenure - Freehold

EPC rating - D

Our ref - NAS

Directions

Using the postcode CO10 0RT as the point of origin and coming from Fenn Wrights offices in Sudbury, as you enter Bantocks Road from Valley Road in Great Waldingfield continue through the development and the property can be seen as one of the last properties set back from the road on the left hand side.

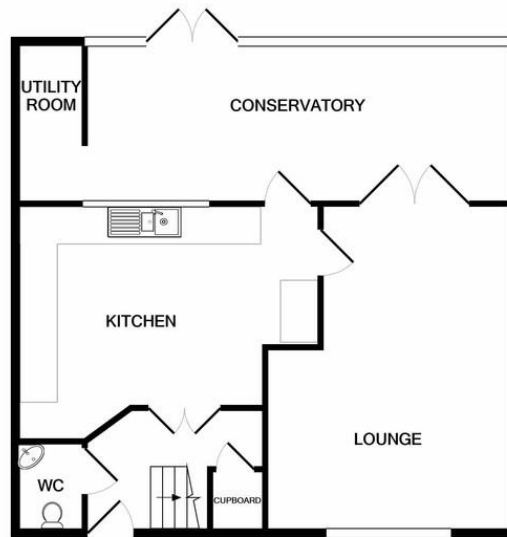
Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

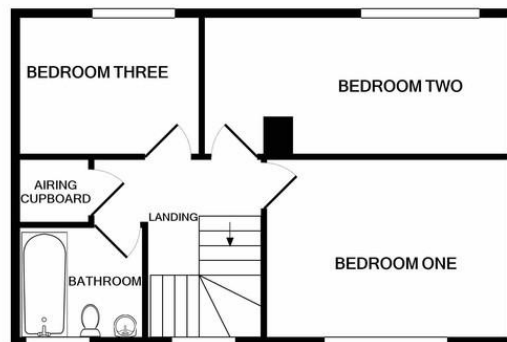
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Viewing

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Fenn Wright
GROUND FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

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