

7 Kenyon Drive, Great Waldingfield, Sudbury, CO10 0UF



Freehold

£230,000

Subject to contract

3 bedrooms
1 reception room
1 bathroom



This well presented three bedroom mid terraced property is situated overlooking the green offers three well proportioned bedrooms and a bathroom to the first floor with the ground floor accommodation being composed of kitchen set to the rear, dual aspect sitting room/diner.

Some details

General information

This well presented three bedroom mid terrace property is situated in the desirable village of Great Waldingfield overlooking the green, offering three well proportioned bedrooms, one reception room and a garage in block.

This gas centrally heated accommodation is composed of a glazed door in the entrance porch with a further door leading through to the hallway. The hallway provides access to the kitchen and sitting room with stairs rising to the first floor landing. The kitchen is set to the rear of the property and overlooks the private gardens behind and is a galley style design with worksurface on two sides and an array of storage cupboards both above and below the worksurface with two doors leading out, one to the garden beyond and one through into the dining area. The sitting room/diner can also be accessed off of the entrance hall and enjoys a dual aspect outlook to both the front and rear. The ground floor accommodation is then concluded by a downstairs cloakroom and walk in storage cupboard both located off of the entrance hall.

Stairs rise to the first floor landing which provides loft access and beneath doors give way to three well proportioned bedrooms and a family bathroom. The master bedroom and the bathroom are both set to the front aspect overlooking the green beyond with the master bedroom benefitting from a degree of built in storage. Whilst bedrooms two and three are both set to the rear overlooking private gardens behind.

Entrance hall

9' 3" x 9' 10" (2.82m x 3m)

Sitting room

12' 10" x 17' 10" (3.91m x 5.44m)

Kitchen

16' x 7' 5" (4.88m x 2.26m)

Cloakroom

3' 7" x 5' (1.09m x 1.52m)

Cupboard

3' 7" x 6' 1" (1.09m x 1.85m)

Landing

Bedroom one

12' 11" x 9' 10" (3.94m x 3m)

Bedroom two

16' 4" x 7' 7" (4.98m x 2.31m)

Bedroom three

9' 10" x 7' 7" (3m x 2.31m)

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

Outside

The property benefits from a low maintenance courtyard garden to the front which is predominantly paved overlooking the green and to the rear there is a generous size private garden with rear access out onto a walkway whilst the garden itself is split into two distinct zones with laid to lawn garden and with a patio area immediately to the rear of the property with a flower border to the right hand side and fenced boundaries. The garden also provides access to a brick built garden store.

Location

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. Oil fired central heating.

Tenure - Freehold

EPC rating - tbc

Our ref - OJG

Directions

Please use the postcode CO10 0UF as the point of origin.

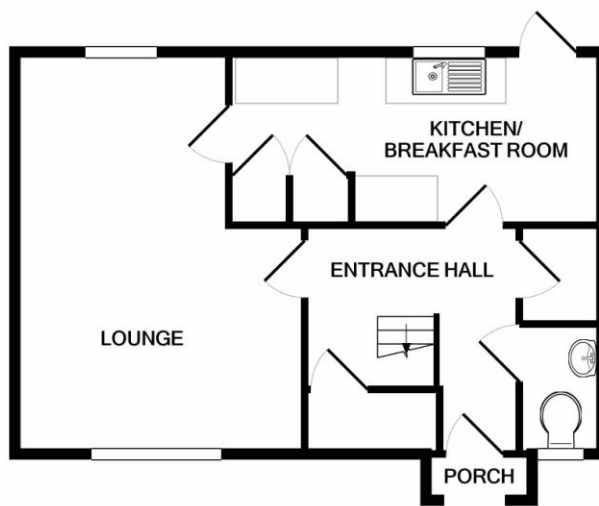
Further information

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

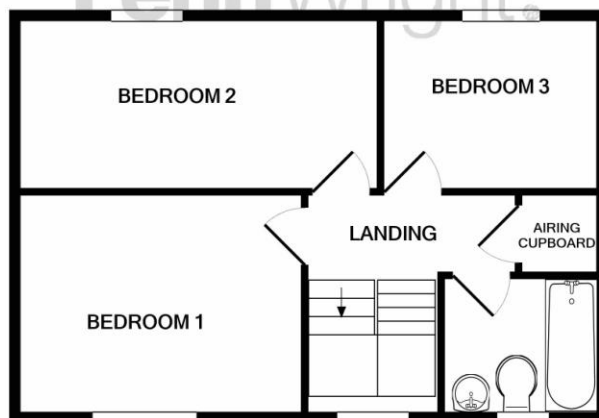
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Viewing

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GROUND FLOOR



1ST FLOOR

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