

56 Overing Avenue, Great Waldingfield, Sudbury, CO10 0RJ



Freehold

£460,000

Subject to contract

4 bedrooms

2 reception rooms

2 bathrooms



Some details

General information

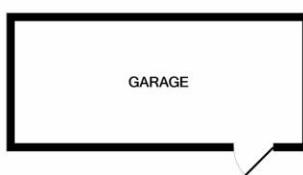
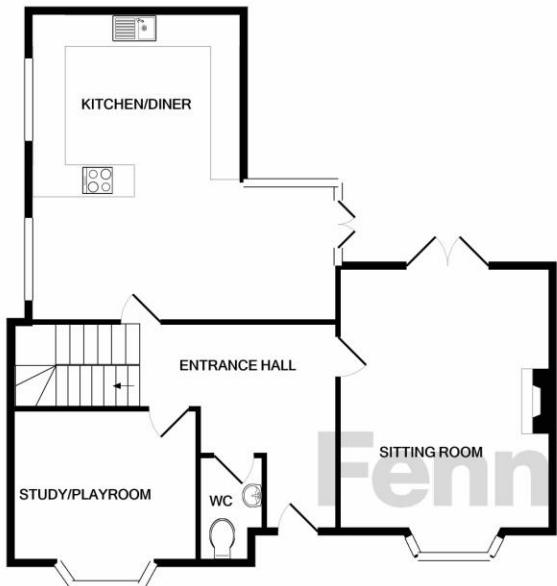
This well presented four bedroom detached modern family style home is set on a generous and well proportioned plot which plays host to the main residence, separate garage, off street parking and private gardens to the rear.

This gas centrally heated accommodation is briefly composed of a double glazed door leading into an entrance hall with carpeted flooring, stairs rising up to the first floor landing with a useful cupboard situated beneath and doors that give way to further living space. Set to the right hand side of the entrance hall is the attractive and dual aspect living room overlooking both the front and rear with a centrally set fireplace with stone hearth and surround set to the far wall with double glazed doors leading out to the rear gardens. The separate bay fronted room set to the front of the property would be ideally suited as home office/study or kids play room and is a versatile living space. To the rear of the property is an attractive and spacious kitchen/diner set clearly into two distinct zones. The main kitchen area has a worksurface surrounding and incorporating a five ring gas hob, one and a half bowl stainless steel sink with drainer and a good range of units and drawers set both above and below the worksurface incorporating and creating space for several appliances including an integrated double oven, ceiling mounted extractor and space for further appliances. The kitchen also houses the wall mounted boiler set to the far corner. The second half of the room is designed as the dining area and offers a dual aspect outlook to both the side and rear and offers double glazed doors that lead out onto the garden. The room is of a generous enough size that there is additional space for sofas should the perspective purchaser want to use the room as an open plan kitchen/dining/living space. The ground floor accommodation is then concluded by a useful and helpful downstairs cloakroom situated close to the front door off the entrance hall.

Stairs rise from the entrance hall to the first floor landing where there is loft access, built in airing cupboard with water tank and doors leading off to four generous and well proportioned bedrooms. The master bedroom enjoys a dual aspect outlook to both the front and rear and enjoys fitted wardrobes and an ensuite shower room. The first floor accommodation is then concluded with three further bedrooms and a family bathroom which consists of a three piece suite with part tiled surrounds, frosted window and extractor fan.



This beautifully presented four bedroom detached family style home enjoys a generous a well proportioned plot including a separate and private garage, off street parking and private gardens set to the rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance hall

21' x 12' 9" (6.4m x 3.89m) at its widest points

Sitting room

13' 4" x 15' 6" (4.06m x 4.72m)

Study/play room

9' 11" x 8' 5" (3.02m x 2.57m)

Kitchen/dining room

19' 8" x 19' 11" (5.99m x 6.07m) at its widest

points

Cloakroom

3' 11" x 6' 10" (1.19m x 2.08m)

Landing

Bedroom one

14' 1" x 15' 6" (4.29m x 4.72m)

Ensuite

7' 1" x 5' 5" (2.16m x 1.65m)

Bedroom two

13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom three

13' 4" x 8' 5" (4.06m x 2.57m)

Bedroom four

9' 11" x 9' 6" (3.02m x 2.9m)

Bathroom

7' 9" x 6' 2" (2.36m x 1.88m)



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Outside

The property benefits from a good level of off street parking situated in front of the garage which is set to the right hand side of the property. The property also enjoys gated access from the parking area in to the rear garden which is predominantly laid to lawn with a small patio area set immediately to the rear of the property which can be accessed via the double doors leading out of the sitting room and kitchen/diner. The garden also provides access through the personal door into the garage which has power and lighting.

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 - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold, however there is a maintenance charge every 6 months which is approximately £64, this is fairly standard for most modern developments.

EPC rating - tbc

Our ref - OJG



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Further information

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Directions

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

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