

## Summary

A substantial three bedroom semi-detached home situated within the popular village location of Great Waldingfield. The property enjoys stunning field views both to front and rear and has been partially renovated with a beautiful bathroom and sitting room, and benefits from ample off road parking.

## Description

### Approximate Room Sizes

**PORCH** Entrance door into porch with windows to front and door to entrance hall.

**ENTRANCE HALL** Stairs ascending to first floor landing, doors off to sitting room, kitchen, shower/utility room and conservatory.

**SITTING ROOM 13' 1" x 12' 7" (3.99m x 3.84m)** Double glazed window to front aspect.

### **KITCHEN 9' 4" x 6' 7" (2.84m x 2.01m)**

Double glazed window to rear aspect, fitted wall and base level units with work surfaces over, integral double oven, electric hob with extractor over, inset one and a quarter bowl stainless steel sink with taps over and drainer to side.

**CONSERVATORY 15' 2" x 8' 8" (4.62m x 2.64m)** Windows to rear and side aspect, door to side.

**SHOWER ROOM/UTILITY** Window to rear aspect, low level WC, wash hand basin, towel rail radiator, space and plumbing for washing machine.

**LANDING** Two landings, one landing leading to bedroom one with a second landing leading to bedrooms, bathroom and cupboard.

**BEDROOM ONE 11' 11" x 11' 6" (3.63m x 3.51m)** Double glazed windows to front and rear aspect.

**BEDROOM TWO 13' x 10' 4" (3.96m x 3.15m)** Double glazed window to front.

**BEDROOM THREE 9' 6" x 9' 4" (2.9m x 2.84m)** Double glazed window to rear and door to cupboard.

### **BATHROOM 9' 10" x 6' 7" (3m x 2.01m)**

Double glazed window to rear, slipper bath with taps over, corner shower with glass screen, vanity unit with sink and taps over, concealed WC, heated towel rail radiator.

**GARAGE** Up and over door to front, service door to rear, power and lighting.

**OUTSIDE** The front of the property is approached by a shingled drive providing ample off road parking and vehicular access to the garage, gate leads to the rear garden. Remainder laid to lawn.

The rear garden is predominately laid to lawn and enclosed by wood panel fencing / mature hedging.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

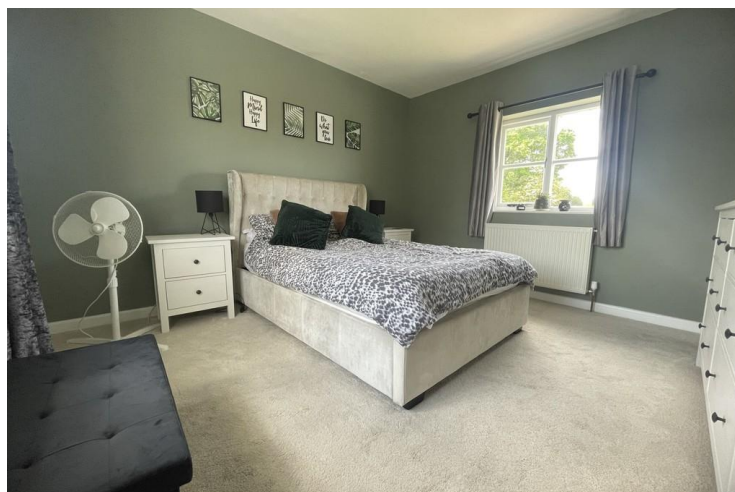
Services – Mains Drainage, Oil Heating, Water, Electric

Post Code – CO10 0SF

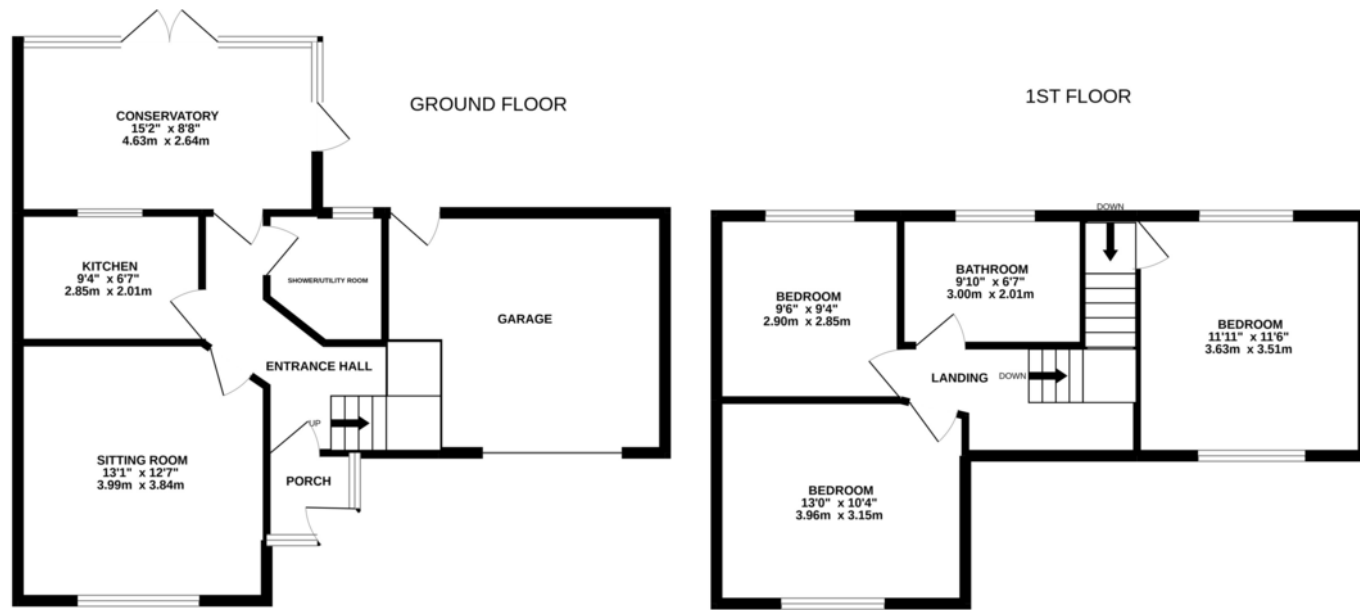
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Your home may be repossessed if you do not keep up repayments on your mortgage.



### Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	94
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
47	
England & Wales	EU Directive 2002/91/EC

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### Babergh Place Cottage | Lavenham Road | CO10 0SF

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### Offers In Excess Of £375,000

- Three Bedrooms
- Sitting Room
- Kitchen
- Downstairs Shower Room/Utility
- Modern Fitted Bathroom
- Garage & Off Road Parking
- Stunning Field Views