



The Street | Little Waldingfield, Suffolk, CO10 0SQ



Features

- Three Bedroom Bungalow
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Ensuite To Master Bedroom
- Bathroom
- Detached Garage & Ample Off Road Parking

A sizeable three bedroom detached bungalow located in the highly desirable village location of Little Waldingfield. The property is highly energy efficient with solar panels and air source heat pumps. Benefits include two reception rooms, kitchen/breakfast room, ensuite to master bedroom, ample off road parking and a detached garage.



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ENTRANCE HALL

Entrance door leads into entrance hall, doors off to sitting room, bedrooms, bathroom, kitchen/dining room and storage cupboards.

SITTING ROOM

16' 11" x 15' 7" (5.16m x 4.75m)

With a large double glazed window to the front aspect letting in an abundance of natural light. Fireplace with hearth and fire surround. Parquet flooring.

DINING ROOM

12' 8" x 8' 11" (3.86m x 2.72m)

Spacious room which is open plan into the kitchen/breakfast room. Double glazed window to side. Tiled flooring.

KITCHEN/BREAKFAST ROOM

13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed window overlooking the rear garden. The fitted kitchen comprises a range of wall and base level units with work surfaces over, incorporating a one and a quarter bowl stainless steel sink with drainer to side and mixer tap over, inset hob with extractor fan over, integral chest level double oven/grill, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer.

STORAGE CUPBOARD

A large storage room with fitted cupboards.

BEDROOM ONE

12' 3" x 11' 4" (3.73m x 3.45m)

Double glazed window to rear aspect looking over the rear garden. Door to ensuite.

ENSUITE

Double glazed window to rear, close coupled w/c, pedestal wash hand basin with taps over, shower unit.

BEDROOM TWO

13' 3" x 11' 1" (4.04m x 3.38m)

Large double glazed window to front.

BEDROOM THREE

13' 3" x 8' 11" (4.04m x 2.72m)

Double glazed window to side.



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BATHROOM

8' 7" x 6' 1" (2.62m x 1.85m)

Double glazed window to rear, large corner bath with taps, wall mounted shower and shower curtain rail over, close coupled w/c, pedestal wash hand basin with taps over.

OUTSIDE

The front of the property commences with a large driveway accessed via a pair of metal gates. The driveway provides ample off road parking with access via large double gates to the side of the property providing vehicular access to the garage located behind the property. The remainder of the front garden is laid to lawn with mature flower borders and beds, with a beautiful monkey puzzle tree being a wonderful feature. Enclosed by wood panel fencing and a low level brick wall.

The rear garden commences with a paved patio area with the remainder laid to lawn. A stepping stone path leads to the garage as well as a further path to the rear of the garden. The garden wraps around the back of adjacent properties rear gardens and provides further space to enjoy outdoors with a path leading to a timber summerhouse. The rear garden is enclosed by wood panel fencing.

GARAGE

A double garage which currently just has one up and over door providing vehicular access to the garage, the other side of the garage is currently used as a workshop area but could easily be converted back into a garage if wished by a purchaser. The roof space of the garage is fully boarded to provide further storage with a dormer window to its roof. Power and lighting connected and service door to side.

AGENTS NOTE

The property benefits from the ownership of solar panels providing low cost energy and a generous income on the feed in tariff.

AGENTS NOTE 2

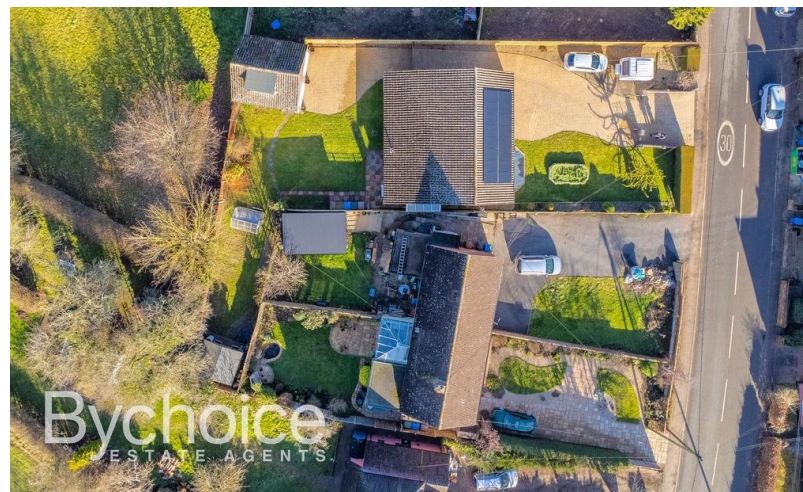
TENURE - Freehold

COUNCIL TAX BAND - D

EPC RATING - B

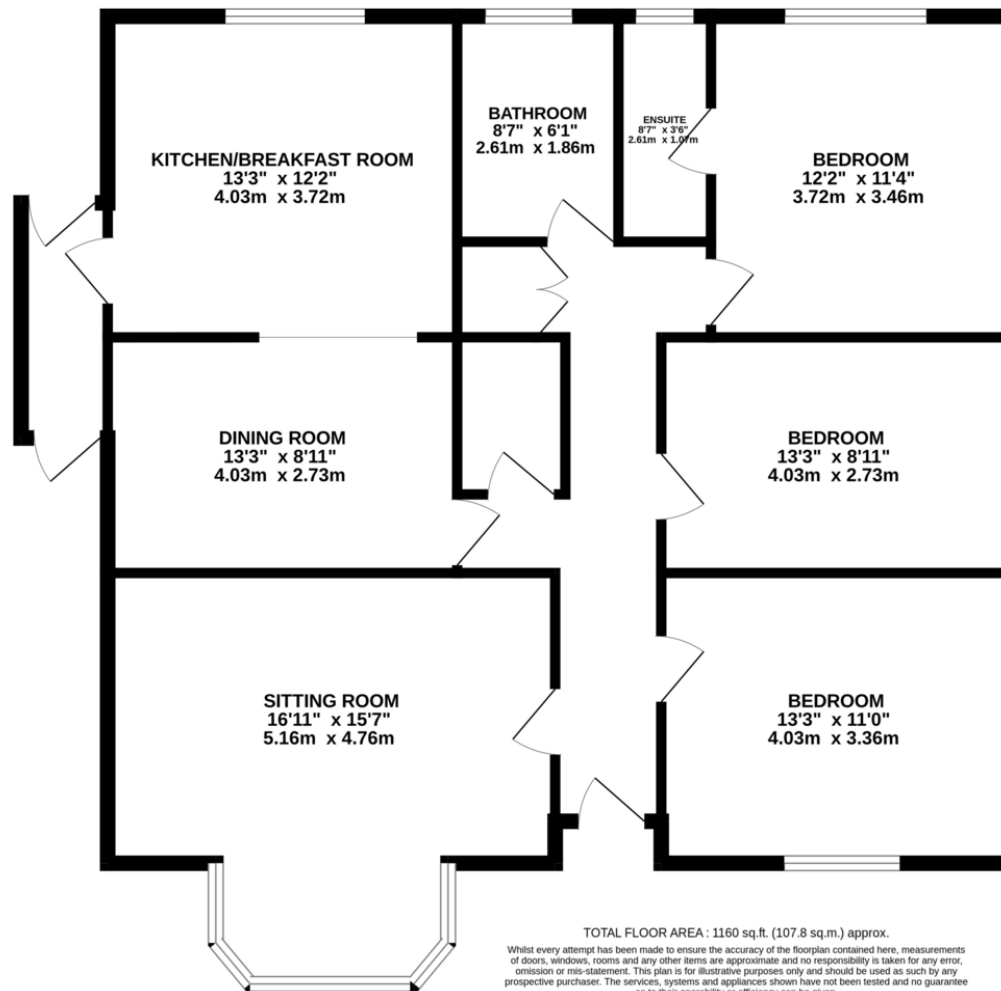
HEATING - Air Source Heat Pump

DRAINAGE - Mains drainage



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Awaiting EPC



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