



Hall Farm Bungalow | Waldingfield Road, Sudbury, Suffolk, CO10



Features

- Fully Refurbished
- Countryside Views
- Detached Bungalow
- Off Road Parking
- High Quality Finish Throughout
- Solar Panels
- Bi-Folding Doors

Fully refurbished to a high standard this detached bungalow offers buyers scenic countryside views whilst being with close proximity to amenities. Three bedrooms, ensuite to master and plenty of off road parking this bungalow has the lot. End of summer completion.



FRONTAGE

Upon arrival at Hall Farm Bungalow you will be greeted by your own private security gated access and lawned area to the front of the property. The property has off road parking available for multiple cars.

ENTRANCE HALL

Space upon entering the property for coats and shoes with natural light coming in through the skylight above.

OPEN PLAN KITCHEN / LOUNGE AREA

25' 5" x 11' 5" (7.75m x 3.48m)

The heart of the property. Upon coming through the double glass door from the hallway you are instantly met with the five pane 4.8m aluminium bi folding doors capturing the beautiful views. Kitchen: High quality finished kitchen cupboards which consist of eye level and low level storage with space area for a large fridge freezer with roll of the top quartz counter tops. All units are soft closing including the very handy large pull out larder. The quartz Miami Vena worktop which houses the four ring electric hob with hidden extractor fan unit located above. The units also incorporate an oven and microwave which are both set at eye level.

The central island houses the ceramic sink and over the top mixer tap and drainer whilst underneath holds the integrated dishwasher with the overlapping worktop which doubles up as a breakfast bar. The whole area is finished off with beautifully laid herringbone kamdean luxury tiled flooring with sockets and USB charging points in a variety of areas. With the gem of the kitchen being the gable ended windows. Space at the bottom of the room of TV area or reading area.

STUDY AREA

7' 4" x 4' 5" (2.24m x 1.35m)

Sliding door entrance providing private working space with skylight located above.

LAUNDRY ROOM

4' 8" x 4' 6" (1.42m x 1.37m)

An array of storage cupboards at low level and eye level locations with within stainless steel sink and drainer. Space available for washing machine. The floor to ceiling cupboard facilities houses the components for the solar panels and underfloor heating. Skylight allowing natural light to flow through the whole area with tiled flooring flowing into the bathroom.

BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m)

A high quality four-piece suite consisting of a free standing oval bath with floor mounted over the top taps, ceramic hand wash basin with storage units underneath and a full walk in rain fall shower which will be fully tiled and finished off with a glass door splash back and floor mounted ceramic W/C with dual flusher system. The bathroom is completed with wooden panelling finish on the walls with porcelain floor tiles. The storage cupboard will house the heating tank for the property. Frosted glass for full privacy.

MASTER BEDROOM

15' 1" x 10' 5" (4.6m x 3.18m)

Fully carpeted, with wall wooden panelling finishing, dual window at the front and rear of the room. USB charging point and TV point.





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ENSUITE

9' 4" x 4' 1" (2.84m x 1.24m)

Beautifully presented ensuite with walk in semi glass enclosed rainfall shower with inset shelving which is surrounded by full floor to ceiling tiled finishings throughout. Large his and hers dual ceramic porcelain hand wash basin with storage unit underneath, W/C with dual flush, shaving point and extractor fan.

BEDROOM

10' 6" x 10' 6" (3.2m x 3.2m)

Carpeted room with large windows to front. TV point and USB charging sockets.

SNUG/BEDROOM

14' 3" x 8' 1" (4.34m x 2.46m)

Carpeted room with large windows to front. TV point and USB charging sockets.

HEATING

The property is heated by full underfloor heating which has individual room controls which is power by an external air source heat pump.

There are 14 top range solar panels with a storage with the excess energy being collected within the property to minimise the properties running costs.

EXTERNAL REAR AND SIDE

Located behind the parking area is the properties largest system. The property boasts stunning Suffolk countryside views to rear with a small hedge line separating the two boundaries. A large porcelain patio area comes off the property with external water, lighting and power points available with a further side section on the right hand side which has been left for buyers input. Full walkway has been installed around the whole property. The property will have a white render finish.

UPGRADES

Sellers are happy to discuss the potential of upgrades at the property. Prices will depend on timescales of build and measurement amounts.

Upgrades can include:

- Electric gated access
- Artificial grass
- Extended patio areas
- Extended parking areas
- A side single story extension from the kitchen area.

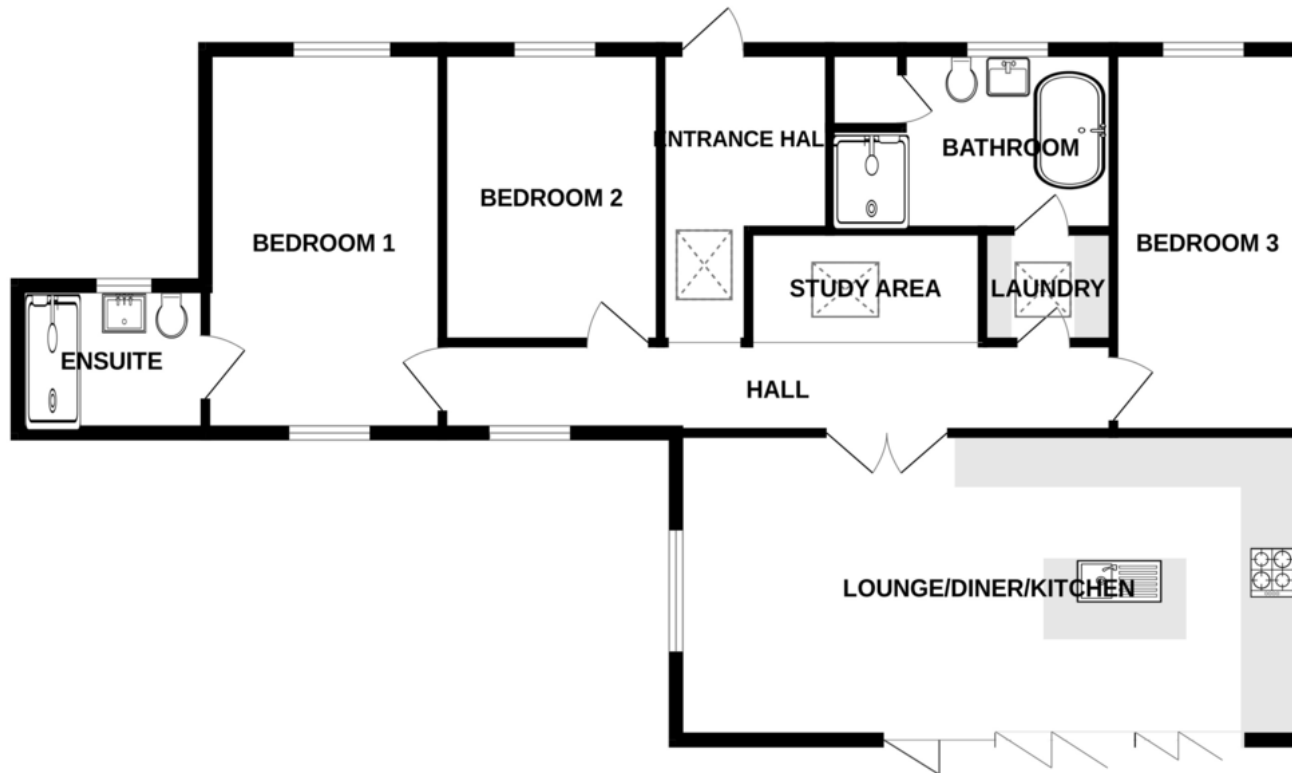
AGENTS NOTE

Please note that all information has been presented with the best of Bychoices and the developers knowledge. As this is an ongoing development some materials and measurements may alter from what has been presented. We would advise buyers viewing the property as the information given is just a guide.



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New Homes

6 The Traverse, Bury St Edmunds, Suffolk, IP33 1BJ | Tel: 01284 769598

E-mail: burystedmunds@bychoice.co.uk

bychoice.co.uk





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