





# Waldingfield Road | Sudbury, Suffolk, CO10 0PP



## Features

- Detached Family Home
- Versatile Living Accommodation
- Four Bedrooms
- Master Bedroom With Ensuite
- First Floor Bathroom
- Open Plan Kitchen/Dining Room
- Sitting Room

Orchard View, a captivating four-bedroom residence, sits on a discreet 0.24-acre plot, offering contemporary aesthetics and low-maintenance living. Meticulously renovated in 2019, the property boasts an inviting entrance hall leading to a modern kitchen/dining/living room with panoramic garden views. The master bedroom features a private terrace and ensuite bathroom. The sitting room exudes charm, while the first floor holds two double bedrooms and a family bathroom. The exterior showcases a landscaped front garden, garage, and off-road parking, with a tranquil rear garden featuring a large terrace, lawn, and vegetable garden. This residence epitomizes modern luxury in a peaceful setting.





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## THE PROPERTY

Nestled on a substantial plot spanning 0.24 acres, Orchard View stands as a captivating four-bedroom detached residence with contemporary aesthetics and a discreet location. Undergoing significant expansion in 2019, the property has been meticulously renovated, promising a lifestyle of effortless, low-maintenance living for potential occupants.

The journey into Orchard View begins through an inviting entrance hall, where a solid oak front door, flanked by floor-to-ceiling windows, sets the tone for a modern and welcoming atmosphere. The hall, adorned with patterned tiled flooring transitioning seamlessly into an engineered oak herringbone floor, guides you towards the main reception room. An open staircase leads to the first floor, while solid wooden doors unveil the various spaces within.

The kitchen/dining/living room, a standout feature of the property, spans the rear expanse. Offering panoramic views of the rear garden through large windows and five-panel bifold doors, this space seamlessly connects to a raised terrace seating area. The kitchen is an epitome of contemporary design, boasting a central island with a breakfast bar, light stone effect worktops, and a suite of integrated appliances. A spacious dining area and a snug-like seating enclave further enhance the room's appeal. Adjacent is the utility space, mirroring the kitchen's design and equipped with integrated amenities.



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The sitting room, with its strip pine floor and front-facing window, exudes formality, providing a charming retreat.

The master bedroom, stretching from front to back, offers a double-aspect view, an engineered oak floor, and triple bifold doors leading to a private terrace. The ensuite bathroom complements the room's elegance with a four-piece suite and attractive tiled surrounds.

A versatile fourth bedroom/study, positioned at the front, enjoys garden views and practical built-in storage. The cloakroom features a close-coupled WC, washbasin with a mixer tap, and a vanity unit.

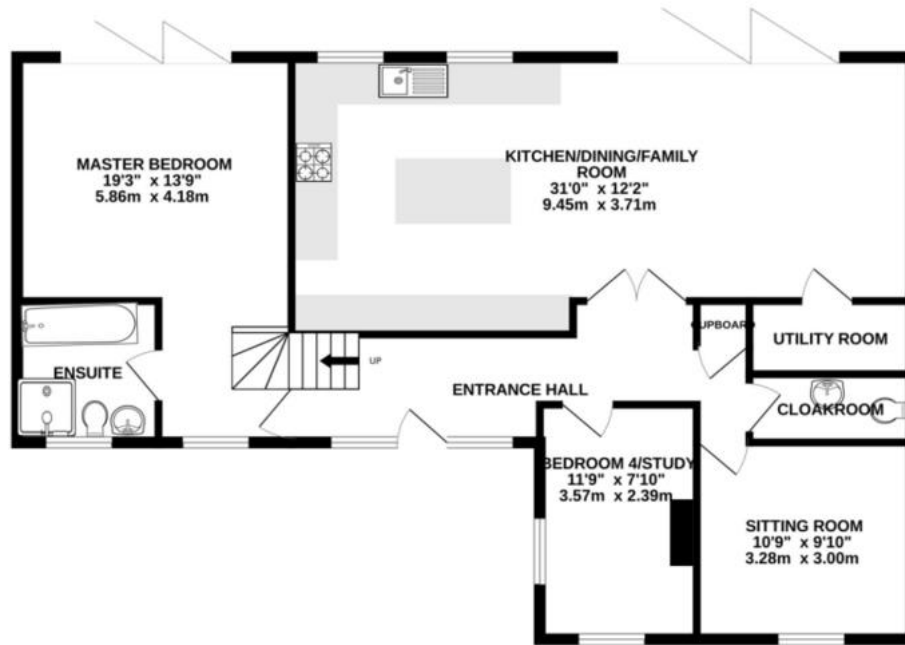
The first floor unfolds with a landing leading to two double bedrooms, each with its own unique charm. The family bathroom, adorned with a three-piece suite, contributes to the property's overall allure.

Orchard View's exterior is a testament to its allure, featuring a secluded position reached through a shingle driveway. The front garden, beautifully landscaped, leads to a garage and off-road parking. The rear garden is a haven of tranquillity, with a large terrace, lawn, mature shrubs, trees, and a vegetable garden.

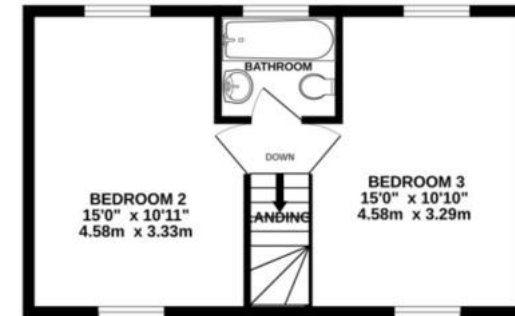




GROUND FLOOR



1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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