

Summary

Situated on a small development in the popular and well served village of Great Waldingfield is this well presented, detached four bedroom family home. The property boasts an open plan kitchen/diner, en-suite shower room to the master bedroom and a double garage with off road parking.

Description

Approximate Room Sizes

THE PROPERTY The property features four thoughtfully designed bedrooms, providing spacious accommodation for the entire family. Each room is crafted with attention to detail, offering both comfort and style. The lounge and extra reception room on either side of the entrance hall provide flexibility for various activities, while the open-plan kitchen diner serves as the central hub for daily life. With a convenient downstairs toilet. Ascending the stairs reveals a thoughtfully designed upper level, offering a collection of bedrooms tailored for comfort and personal style. The master bedroom, complemented by an ensuite, serves as a luxurious retreat, while the additional bedrooms provide flexibility for various uses. The

family bathroom is a stylish space for self-care.

The property comes complete with a spacious double garage, providing secure parking for vehicles and additional storage space. In addition to the double garage, the property offers off-road parking, ensuring there is ample space for guests and multiple vehicles.

Step outside to the spacious garden. The garden provides a perfect backdrop for enjoying sunny afternoons or entertaining guests.

THE LOCATION Nestled in the heart of Suffolk, Great Waldingfield exudes rustic charm and tranquility, offering residents a serene escape

within close reach of the historic market town of Sudbury. Surrounded by the picturesque Suffolk countryside, the village provides a perfect retreat with many footpaths for those who enjoy being outdoors. With close proximity to Sudbury ensures easy access to the market town catering for all your needs. For those seeking connections beyond the village, Sudbury serves as a transportation hub with a railway station providing convenient train links to London, connecting residents to the bustling capital within a few hours.

Great Waldingfield caters to the needs of its residents with essential local services, including post office and a convenience store, ensuring that daily necessities are readily available. The village's traditional English pubs not only offer a taste of local fare but also serve as social hubs, fostering a sense of community among residents. Whether

enjoying the warmth of a local pub, exploring the countryside, or hopping on a train to London for a day in the city, Great Waldingfield seamlessly combines rural tranquility with urban convenience, making it an ideal haven for those seeking a peaceful yet connected lifestyle.

SITTING ROOM 17' 8" x 11' 9" (5.38m x 3.58m)

DINING ROOM 8' 7" x 11' (2.62m x 3.35m)

KITCHEN/DINER 13' 1" x 17' 9" (3.99m x 5.41m)

WC 3' 2" x 8' 0" (0.97m x 2.44m)

BEDROOM 1 11' 0" x 11' 0" (3.35m x 3.35m)

ENSUITE 7' 0" x 7' 6" (2.13m x 2.29m)

BEDROOM 2 11' 3" x 11' 1" (3.43m x 3.38m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – E

Tenure – Freehold

Services – Mains drainage, Gas Central Heating, Electric, Water

Post Code – CO10 0RJ

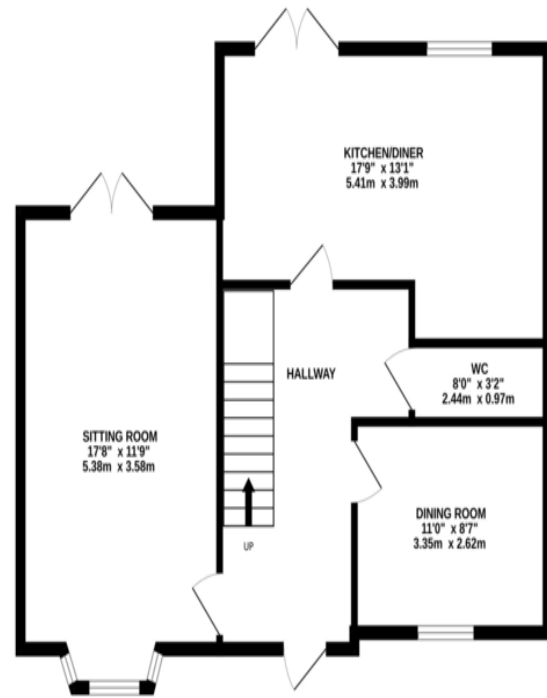
Viewings by appointment

Bychoice Estate Agents

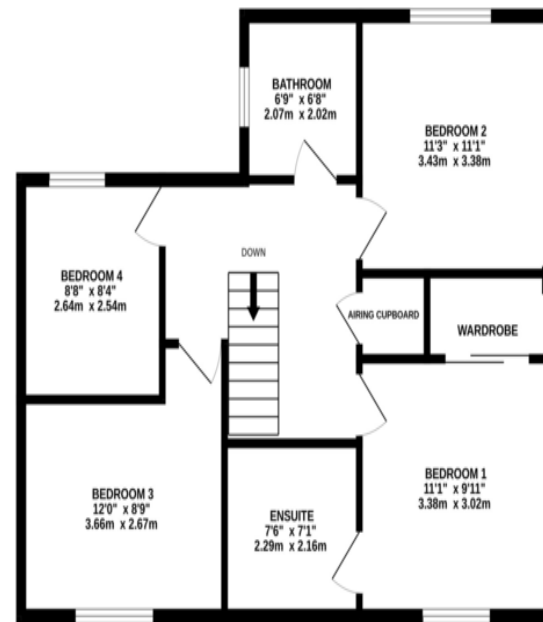
Tel: 01787 468400



GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

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.

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Contact Details

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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

Overing Avenue | Great Waldingfield | CO10 0RJ

£495,000

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- Detached House
- 4 Bedrooms
- En-suite to Master Bedroom
- Double Garage and Off-Road Parking
- Kitchen/Diner
- Village Location