



DAVID
BURR

**11 Keiffer Close,
Great Waldingfield, Suffolk**



11 KEIFFER CLOSE, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0FG

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

A well-presented four-bedroom detached family home situated to the rear of a quiet cul-de-sac within a well-served Suffolk village. The property has been significantly extended with the addition of a high-quality open-plan family/dining room and also contains a separate sitting room, study/snug and a recently upgraded kitchen/breakfast room. Upstairs are four bedrooms and two bathrooms (en-suite to master) and there is the further benefit of a ground floor cloakroom. To the front of the property is off-road parking which leads onto a garage and there is a low maintenance rear garden abutting open fields.

A well-presented four-bedroom detached house on a quiet cul-de-sac with garage and off-road parking.

Front door leading to:-

ENTRANCE HALL: With wood effect tiled flooring, staircase rising to first floor and doors leading to:-

SITTING ROOM: 16'11" x 10'9" (5.16m x 3.28m) A well-proportioned room with window to front with fitted plantation style shutters. Central gas fireplace with a polished stone surround and hearth and with an opening leading to:-

DINING/FAMILY ROOM: 24'4" x 13'1" (7.42m x 3.98m) With high-quality polished tiles and plenty of space for a dining table and chairs with an atrium style roof light above providing plenty of natural light. Ample room for seating with electric underfloor heating below and a dual aspect outlook over the property's gardens and with a view of St. Lawrence Church beyond the neighbouring farmland. Bi-folding doors on each aspect fold back to provide a wonderful open space to the garden. Opening leading to:-

KITCHEN/BREAKFAST ROOM: 19'1" x 14'7" (5.81m x 4.45m) Recently fitted to a high standard with a matching range of base and wall level woodgrain effect cabinets with Quartz worksurfaces incorporating a stainless-steel one-and-a-half sink with a mixer tap over and drainer to side. Space for free-standing Range cooker with Quartz splashback and Smeg extractor fan over.

Fitted appliances include a Siemens dishwasher and a Bosch wine fridge. Space for free-standing American style fridge/freezer. Contrasting island with polished Quartz worksurfaces and a breakfast bar providing a further area of seating. Separate **utility area** with space and plumbing for a washing machine, space for tumble dryer and a fitted Bosch microwave. Fitted slatters shutters.

STUDY/SNUG: 9'3" x 7'7" (2.83m x 2.32m) A useful room with a dual aspect outlook which is currently utilised as a study but could be used as a further reception room if required.

CLOAKROOM: With tiled flooring and partially tiled walls and containing a WC and traditional style wash hand basin.

First Floor

LANDING: With access to loft storage space, linen cupboard off and doors leading to:-

BEDROOM 1: 12'8" x 10'11" (3.87m x 3.34m) A comfortable double room with an outlook across the rear garden and onto open farmland beyond and with two sets of fitted wardrobes with mirror fronted sliding doors and a further door leading to:-

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EN-SUITE: Containing a double-width shower with tiled cubicle and glass screen door, WC and wash hand basin.

BEDROOM 2: 11'6" x 10'4" (3.50m x 3.15m) A dual aspect double bedroom with open outlook.

BEDROOM 3: 10'1" x 7'11" (3.07m x 2.42m) A further dual aspect room.

BEDROOM 4: 9'6" x 8'11" (2.89m x 2.71m)

BATHROOM: Containing a panel bath with WC and wash hand basin.

Outside

To the front of the property is a brick paved driveway which provides an area of **OFF-ROAD PARKING**. Leading on from the driveway is a:-

GARAGE: 19'7" x 9'1" (5.96m x 2.77m) With up-and-over door, power and light connected and a personal door to side.

The property's rear garden contains an area of lawn and a stone paved terrace with an attractive timber framed pavilion providing a sheltered area of seating and with fitted lighting and electricity connected. A separate covered BBQ area lays adjacent to the terrace.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. Electric underfloor heating in the seating area of the family room. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: E

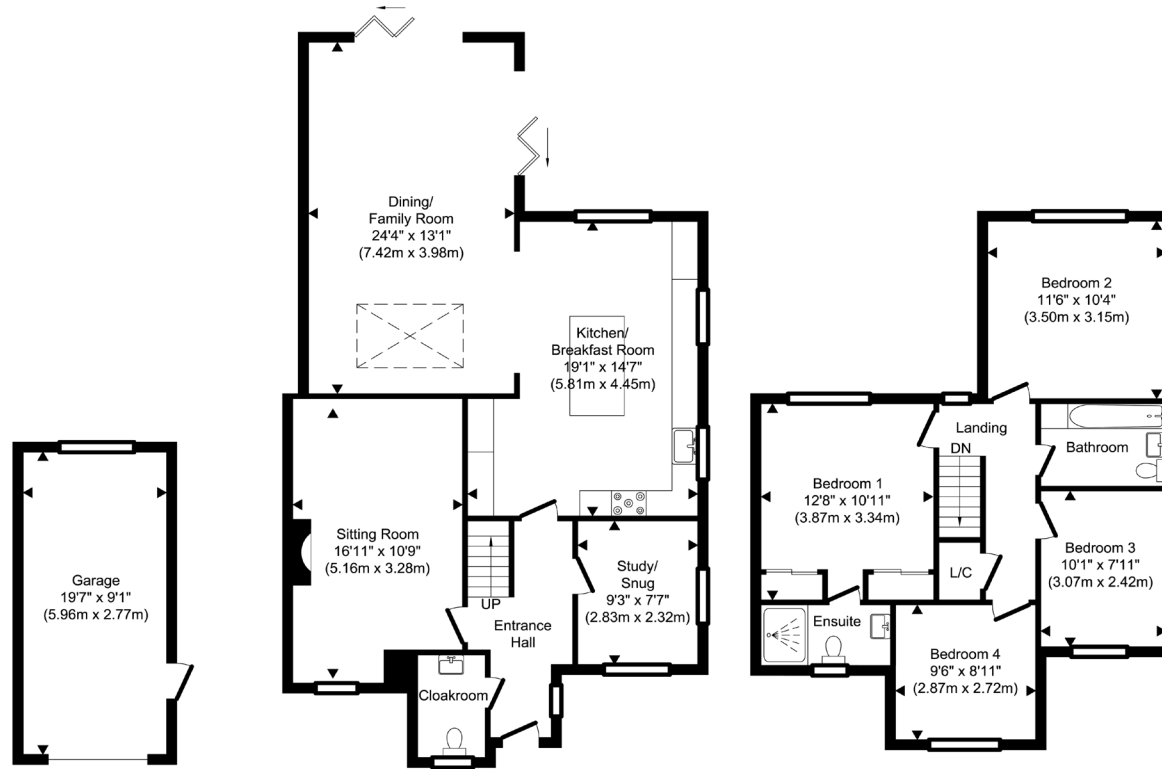
TENURE: Freehold

WHAT3WORDS: ///bookmark.intensely.affords

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage
Approximate Floor Area
177.60 sq. ft.
(16.50 sq. m)

Ground Floor
Approximate Floor Area
931.83 sq. ft.
(86.57 sq. m)

First Floor
Approximate Floor Area
601.37 sq. ft.
(55.87 sq. m)

TOTAL APPROX. FLOOR AREA 1710.81 SQ.FT. (158.94 SQ.M.)
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