



**Greengates,  
Little Waldingfield, Suffolk.**

**DAVID  
BURR**

# GREENGATES, THE STREET, LITTLE WALDINGFIELD, SUFFOLK, CO10 0SG

Little Waldingfield is a most attractive village with parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

Greengates is a charming two-bedroom detached bungalow which has been converted from a Methodist chapel built in 1818. The property has been finished to a high standard throughout whilst maintaining some lovely character features such as lunette window door to the rear garden and inset log burner with white brick surround. The property also benefits from two useful outbuildings with power connected as well as a stunning private part walled rear garden.

## A stunning converted Methodist chapel in a well-regarded village.

**ENTRANCE HALL:** An inviting room with bespoke fitted bench with storage below for shoes, tongue and groove panelling with hooks for coats and storage above. This room is finished with Victorian style tile floor and door leading to:

**SITTING ROOM: 18'0" x 13'4"** (5.49m x 4.06m) A particularly light room with views over the front garden and a lunette window door to the rear garden. Your attention in this room is immediately drawn to the fire place with its attractive stone hearth and detailed wooden surround with inset log burner. This room is finished with a herringbone engineered oak floor. Useful alcove shelving. Door leading to:

**KITCHEN/DINING ROOM: 12'11" x 13'9"** (3.94m x 4.19m) The kitchen has been fitted with a range of matching shaker storage cupboards with a light wood effect worktop. Integrated appliances include a fridge, freezer, oven, hob and a ceramic sink with drainer unit, mixer tap and an attractive cream tiled splashback. Space for tumble dryer, washing machine and dishwasher. Door to rear garden.

**Inner Hall:** With oak herringbone flooring and doors to:

**BEDROOM 1: 17'3" x 10'9"** (5.27m x 3.28m) Views over front and rear garden with three-metre-high ceilings and ample space for bedroom furniture.

**BEDROOM 2: 10'2" x 6'0"** (3.09m x 1.83m) This is currently set up as a study with views over the rear garden but would make a generous guest bedroom.

**FAMILY BATHROOM:** Attractive tiled floor with beaded panelled splashback. Bathroom suite comprises of a double shower cubicle, pedestal wash hand basin, WC and roll top bath.

### Outside

Green wrought iron gates lead to a large shingle drive that provides ample **OFF-ROAD PARKING** and brings you to the front door. The front garden has been landscaped with a range of shrubs and roses creating colourful established borders. Side access gate to rear garden.

The rear garden is one of the property's most attractive aspects with established colourful borders, **SUMMER HOUSE 13'7" x 6'5"** (4.14m x 1.96m), **HOME OFFICE/STUDIO 15'7" x 12'2"** (4.75m x 3.71m) with power connected and storage shed. There are a number of seating

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areas throughout the garden so can enjoy the sun throughout the day as well as a large lawned area.

**SERVICES:** Mains water and drainage. Mains electricity. Heated by oil fired radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E - 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:** C

**TENURE:** Freehold

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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