



DAVID
BURR

**Hope Cottage, The Street,
Little Waldingfield, Suffolk**

HOPE COTTAGE, THE STREET, LITTLE WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0SU

Little Waldingfield is a most attractive village with the 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.

This pretty terraced cottage occupies a lovely position in the heart of one of the areas most highly regarded villages. The property has been finished to an exceptionally high standard and has considerable character including a fireplace, exposed timbers, Suffolk latch doors and leaded glass windows.

A charming period cottage, full of character in the centre of one of the area's most favoured villages.

ENTRANCE VESTIBULE: With Suffolk white brick floor opening to:

SITTING/DINING ROOM: 3.68m x 3.39m (12' 1" x 11' 1") A charming room full of character with exposed ceiling timbers and recessed Victorian display cabinet with storage below. There is a useful cloaks cupboard and floor to ceiling red brick chimney with oak bresummer, brick hearth and inset log burning stove.

Inner Hall: A Suffolk latch solid oak door with coloured leaded glass opens to:

INNER HALL: Staircase off, generous storage cupboard and doors to:

KITCHEN/DINING ROOM: 3.18m x 2.68m (10' 5" x 8' 10") A well planned space with attractive tiled floor throughout, high ceiling and double doors opening onto the rear garden. The kitchen has been fitted with an extensive range of hand made solid wood painted units with glass display cabinets, shelving, plate racking, etc. Solid wood worktops incorporate a large butler sink with mixer tap over. Integrated oven with ceramic four ring hob and extractor fan over. Plumbing for washing machine and space for a fridge/freezer.

BATHROOM: Attractively tiled and finished with an enamel bath and mixer tap, shower attachment and distinct shower area with electric shower and contemporary glass brick wall. Heated towel rail, WC and wash hand basin with storage underneath.

First Floor

LANDING: Useful storage cupboard and doors to:

BEDROOM 1: 3.65m x 3.58m (12' 0" x 11' 9") With extensive built in handmade wardrobes and window overlooking the quintessential village centre view include a red pillar box, red telephone box and tower of St. Lawrence's Church.

BEDROOM 2: 2.79m x 2.29m (9' 2" x 7' 6") A guest room with exposed timbers. Large opening to loft storage area and further linen/ storage cupboard.

Outside

There is unallocated, off-street parking readily available just outside the cottage with the front garden having a mellow red brick wall and wrought iron gate opening to a large courtyard which would comfortably take a table

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and chairs. The rear garden has been designed with low maintenance in mind with a brick paved terrace and painted rear wall.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

As is not uncommon with properties of this ilk, a right of way exists for the benefit of a neighbouring property.

EPC RATING: Band TBC – 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: B.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and timber.

WHAT3WORDS: examples.drove.tastier

VIEWING: Strictly by prior appointment only through DAVID BURR.

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