



**25 Fortress Fields,
Great Waldingfield, Suffolk**

**DAVID
BURR**



25 FORTRESS FIELDS, GREAT WALDINGFIELD, SUFFOLK, CO10 0FF

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 and nicely proportioned three-bedroom end of terrace house situated on a quiet development within a highly regarded and well-served village. The property contains accommodation over two levels which includes a sitting room, kitchen/dining room and a ground floor cloakroom. Upstairs are three bedrooms (the master with en-suite) and a family bathroom. There is the additional benefit of off-road parking within a cartlodge and access to further visitors' bays and a private west facing rear garden.

A three-bedroom end of terrace house with west facing garden and parking.

Front door leading to:-

ENTRANCE HALL: With laminate wood flooring, space for coats and shoes, staircase rising to first floor with useful understairs storage cupboard off and a doorway leading to:-

SITTING ROOM: A well-proportioned dual aspect room with an outlook over the rear garden and uPVC double-glazed double doors opening onto terracing. Bespoke made media wall with integrated electric faux wood fireplace, recessed storage cupboards and display shelving to either side and space for a large television (available via separate negotiation).

KITCHEN/DINING ROOM: Containing a matching range of base and wall level wood effect units with worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring gas hob with aluminium splashback and extractor fan above. Space for a free-standing fridge/freezer, space and plumbing for both a washing machine and dishwasher and an integrated Electrolux combination oven. Lovely outlook over the greensward to the front and plenty of room for a large dining table and chairs.

CLOAKROOM: With tiled flooring and containing a WC and pedestal wash hand basin with a tiled splashback.

First Floor

LANDING: With access to loft storage space (partially boarded and with a dropdown ladder) and a useful airing cupboard off with further doors leading to:-

BEDROOM 1: A well-proportioned double bedroom with a dual aspect and outlook over the gardens. Fitted wardrobes with mirror fronted sliding doors, inset shelving and hanging rail and a door leading to:-

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

BEDROOM 2: A further double bedroom with a lovely open view over the greensward to the front.

BEDROOM 3: An ideal guest bedroom which could equally be utilised as a study if required.

BATHROOM: Containing a panelled bath with tiled surround, WC and a pedestal wash hand basin.

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Outside

Fortress Fields is accessible via a private cul-de-sac along which is an area of **OFF-STREET PARKING** which includes a private designated bay within a sheltered **CARTLODGE**. There is also access to visitors' bays on a first come, first served basis. A pathway leads around the front of the property which runs alongside an open greensward with paved pathways leading back towards the centre of the village.

To the rear of the property is a private enclosed **WEST FACING** rear garden which contains a stone paved terrace adjacent to the property itself, an area of lawn and a raised decked terrace providing an area of outdoor seating adjacent to which stands a **TIMBER STORAGE SHED**.

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

AGENT'S NOTES

A maintenance charge exists in respect of the greensward adjacent to the development, drainage throughout the parking area and any associated maintenance. The amount payable varies dependant on the work required but the agent is advised that this averages between £30-£60 per quarter.

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: C

TENURE: Freehold

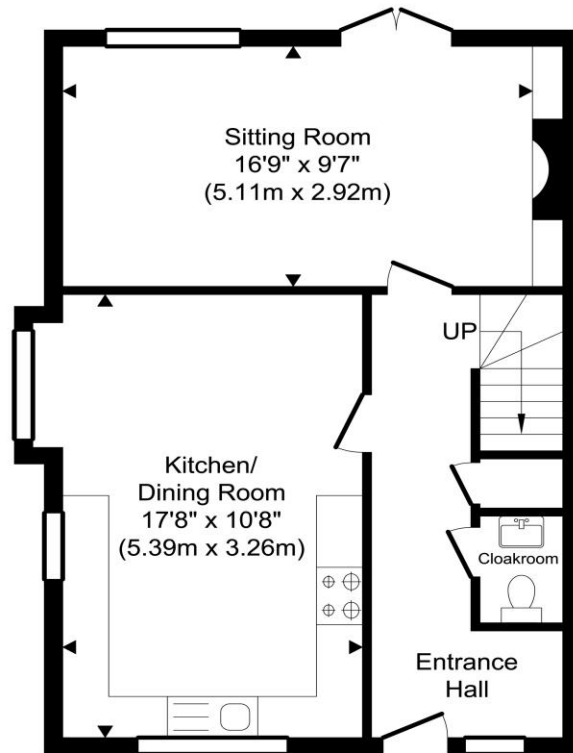
CONSTRUCTION TYPE: Brick

WHAT3WORDS: scatter.obtain.wiser

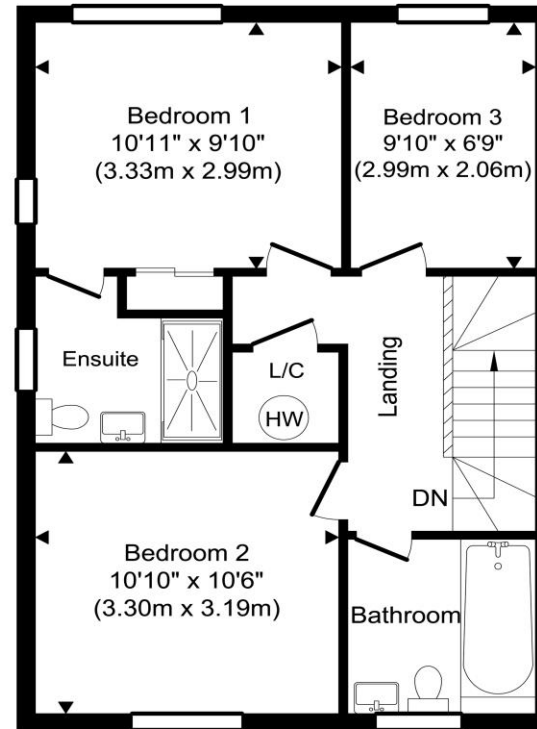
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
497.72 sq. ft.
(46.24 sq. m)



First Floor
Approximate Floor Area
492.44 sq. ft.
(45.75 sq. m)

TOTAL APPROX. FLOOR AREA 990.17 SQ.FT. (91.99 SQ.M.)
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