



**Elm Cottage, The Street,  
Great Waldingfield, Suffolk**

**DAVID  
BURR**



# ELM COTTAGE, THE STREET, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0TN

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.

This charming one-bedroom unlisted cottage is situated in a quiet hamlet in a historic part of Great Waldingfield and is only a short distance to the medieval village of Lavenham. The property offers many original features including a soft red brick fireplace, exposed timbers and brick flooring. The property has been recently refurbished with a newly fitted kitchen, flooring and decorating throughout. The property is being offered with **NO ONWARD CHAIN**.

## A delightful one-bedroom recently refurbished unlisted cottage with garden.

**SITTING ROOM:** A charming heavily beamed room with good ceiling height and casement window overlooking the front garden. Your attention in this room is immediately drawn to the soft red brick fireplace with Suffolk white hearth and inset log burner with useful alcove cupboard to one side with door and staircase leading to first floor. Open studwork leading to:-

**BREAKFAST ROOM:** Again, this is a heavily beamed room finished with a Suffolk brick floor and is the ideal space for a breakfast table or for use as a study.

**KITCHEN:** The recently refitted kitchen enjoys views over the rear courtyard garden with a range of matching shaker style units and wood effect worktop above incorporating a sink with drainer unit and mixer tap, oven with hob and extractor above, fridge and washing machine. Solid wooden door leading to rear courtyard.

### First Floor

**LANDING:** With exposed timbers and chimney breast, brickwork with solid wooden doors leading to:-

**BEDROOM:** A part vaulted room exposing many original timbers with casement window offering pretty views over the front garden and country lane with a bank of curtained wardrobe space offering useful hanging rail and shelf storage.

**BATHROOM:** A three-piece suite consisting of a large panel bath with mixer tap and shower, close coupled WC and a wash hand basin with vanity unit.

### Outside

To the front of the property a wooden picket fence and gate and footpath lead to the front door with a front garden landscaped for low maintenance being predominantly pebbled with established shrubs. To the immediate rear of the property, accessed off the kitchen, is a private courtyard terrace which is a good space for entertaining with space for potted plants.

**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 type there is a right-of-way across the garden for the benefit of the neighbouring property which this property also enjoys.

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

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**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:** Timber framed.

**WHAT3WORDS:** minder.prospers.earth

**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.





