



DAVID
BURR

**The Coach House, The Street,
Little Waldingfield, Suffolk**



THE COACH HOUSE, THE STREET, LITTLE WALDINGFIELD, SUFFOLK, CO10 0SQ

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside with a highly-regarded public house. 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 with a variety of independent shops, restaurants, public houses, cafes and visitor attractions.

A newly refurbished former coach house which has been converted to an extremely high standard situated within a picturesque Suffolk village. The property contains light and well balanced accommodation which includes a sitting/dining room, newly installed Howdens kitchen, two double bedrooms and a shower room. There is the benefit of particularly generous off-street parking and a low maintenance private garden. **NO ONWARD CHAIN.**

A newly-refurbished and recently extended detached two-bedroom bungalow situated in a picturesque village.

Front door leading to:-

ENTRANCE HALL: With access to loft storage space and doors leading to:-

KITCHEN: Brand newly installed with a range of Howdens base and wall level wood grain effect cabinets with solid oak worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring Lamona induction hob with extractor over. Integrated Lamona electric oven, dishwasher and refrigerator with separate freezer. Integrated Lamona washing machine/tumble dryer. Opening leading to:-

SITTING/DINING ROOM: A light well-proportioned room with space for seating and a dining table and chairs and double doors opening onto terracing and the garden space.

BEDROOM 1: A charming double bedroom with an exposed beam, dual aspect outlook and double doors opening onto the garden.

BEDROOM 2: With an exposed beam.

SHOWER ROOM: Finished to a high standard with a large walk-in shower with marble effect tiled surround and glass screen, WC, pedestal wash hand basin with a tiled splashback and a chrome heated towel rail.

Outside

The property is approached via a driveway which leads to the rear of the property and onto a particularly generous pebbled driveway which provides **OFF-ROAD PARKING** for up to six vehicles. The garden has been designed with low maintenance in mind and contains a brick paviour terrace and an area of lawn enclosed by a mellow red brick wall and fencing. Further benefits include external lighting and tap.

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

AGENT'S NOTES

Purchasers should be aware that the driveway will in future serve a second dwelling which is yet to be constructed.

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The property stands within a conservation area and is Grade II curtilage listed.

A 10 year professional consultant certificate will be passed to the buyer. For more information please contact the office.

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: B (Provisional)**

TENURE: Freehold

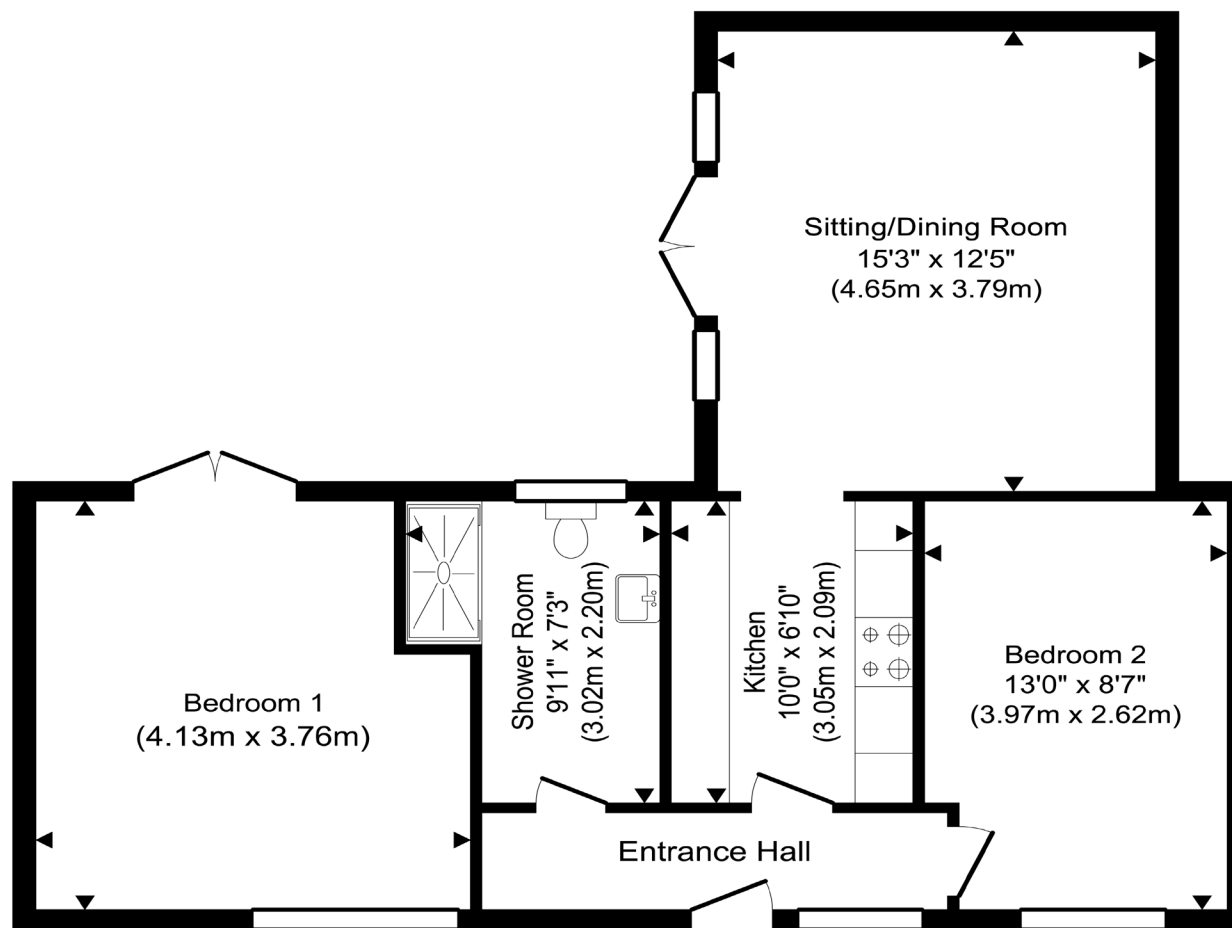
CONSTRUCTION TYPE: Timber framed

WHAT3WORDS: prestige.securing.paddocks

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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TOTAL APPROX. FLOOR AREA 652.07 SQ.FT. (60.58 SQ.M.)
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