



**14 Coronation Rise,
Great Waldingfield, Suffolk**

**DAVID
BURR**



14 CORONATION RISE, GREAT WALDINGFIELD, SUFFOLK, CO10 0TX

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 beautifully presented three double bedroom detached bungalow is situated on a quiet cul-de-sac and has been fully renovated by the current owners with a wonderfully landscaped private garden to the rear.

A well-presented detached bungalow with private garden and parking.

ENTRANCE HALL: A long inviting room with all rooms leading off, finished with an ornate panelling and herringbone flooring that continues into the sitting room and beyond into the kitchen/dining room.

SITTING ROOM: A sociable room opening up onto the kitchen/dining room with French doors leading to the rear garden terrace offering pretty views over the garden with corner log burning stove and tiled surround. Opening to:-

KITCHEN/DINING ROOM: The kitchen is fitted with a wide range of contemporary units with a thick stone worktop and matching return. Integrated appliances include an eye-level oven, five-ring ceramic hob with extractor above, butler sink with mixer tap, washing machine and dishwasher with matching corner pantry cupboard and fridge/freezer. Beyond this is a vaulted dining area with exposed timbers and Velux window with further window offering pretty views over the rear garden.

MASTER BEDROOM: A double-length room with initial **dresser room area** with useful hanging rail storage with sleeping area beyond and space for other bedroom furniture and large window overlooking the rear garden. Door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, walk-in corner shower cubicle with overhead shower and handheld shower, large

wash hand basin with vanity unit and mixer tap, heated towel rail all fitted with contemporary matching fixings and stone effect panelling.

BEDROOM 2: A generous second bedroom with space for a double bed and other bedroom furniture with seating area beyond that could be utilised as dressing area with views to the front.

BEDROOM 3: A generous double bedroom with large window overlooking the front garden. Each of the three bedrooms are of a particularly generous size and this room has previously been utilised as a further reception room however is currently utilised as a bedroom.

FAMILY BATHROOM: A three-piece suite consisting of a free-standing contemporary rolltop bath with central mixer tap and handheld shower, WC and wash hand basin with mixer tap and vanity unit and heated towel rail.

Outside

To the front of the property a large expanse of paving and circular detailing provides ample **OFF-ROAD PARKING** as well as turning space with access to the **GARAGE STORE** with up-and-over door and service door leading to kitchen/dining room. The front garden has been landscaped for low maintenance with a walled front boundary and shingle borders with well-manicured shrubs and hedging and space for a potted plant with side access gate leading to rear garden.

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To the immediate rear of the property is a raised decked seating area being a fantastic space for entertaining and to enjoy the garden from with steps down to a wide expanse of lawn surrounded by raised sleeper borders with shrubs, hedging, fruit trees and water feature with a further decked seating area beyond providing access to the **HOME OFFICE/SUMMER HOUSE** that is currently utilised as a gym with power and lighting connected finished with a wood effect flooring. External lighting can be found to the different seating areas with further power sockets and water taps including a butler sink with useful storage cupboards below.

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

EPC RATING: Band D – 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: D.

TENURE: Freehold.

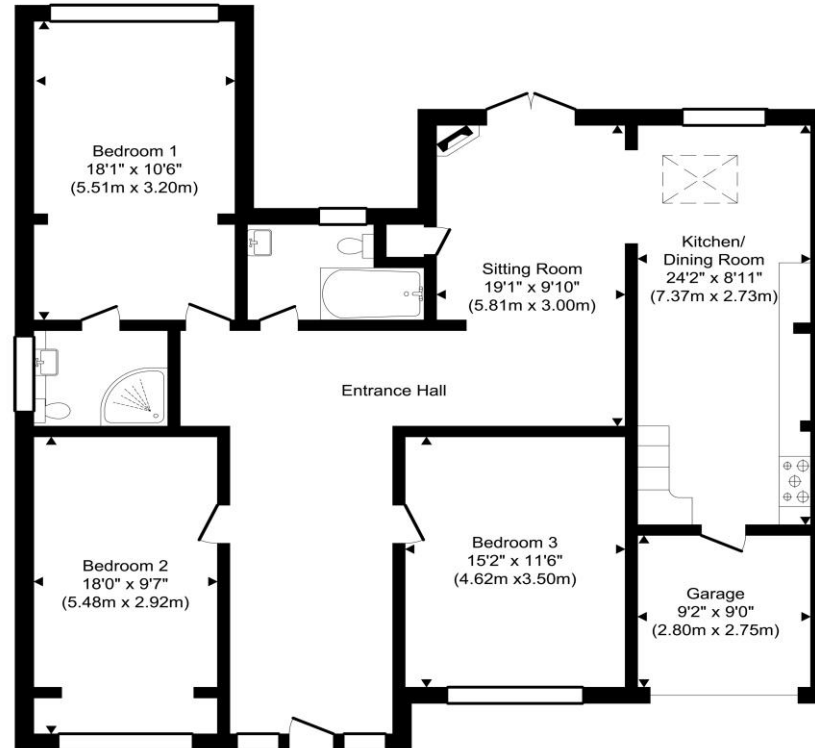
CONSTRUCTION TYPE: Brick.

WHAT3WORDS: title.panting.documents

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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Approximate Floor Area
1435.36 sq. ft.
(133.35 sq. m)

TOTAL APPROX. FLOOR AREA 1435.36 SQ.FT. (133.35 SQ.M.)
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