



**71 Bantocks Road,  
Great Waldingfield, Suffolk**

**DAVID  
BURR**



# 71 BANTOCKS ROAD, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0XT

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 spacious five-bedroom extended detached house with private rear garden in a well-regarded village. The property is beautifully presented throughout and is being offered with **NO ONWARD CHAIN**.

## A five-bedroom detached house with garden and off-road parking.

**ENTRANCE HALL:** An inviting space with Velux window and bay window filling this room with natural light with space for shoes and coats and viewing window from the kitchen/dining room with solid oak door leading to:-

**Inner Hall:** Open staircase leading to first floor finished with a flagstone flooring that continues through to the kitchen/dining room with solid oak doors leading to:-

**SITTING ROOM:** A particularly formal reception room with oak shelving and bressumer beam matching the oak doors with your attention immediately drawn to the contemporary fireplace with inset log burning stove and stone hearth with French glass panel doors leading to:-

**FAMILY ROOM:** A wonderfully light room with French doors leading to the rear garden and offering pretty views over the garden beyond with three large Velux windows and integrated sound system. This room stretched across the back of the house and is a particularly sociable space with corner log burning stove and attractive tile surround with stone hearth.

**KITCHEN/DINING ROOM:** The kitchen is fitted with a wide range of contemporary shaker style cupboards with copper handles and a thick oak worktop and matching return with integrated butler sink and mixer tap, dishwasher with space for a large range cooker with extractor above and

American style fridge/freezer. Beyond this is a wide dining space with further oak breakfast bar with glass panel door leading to the family room.

**STUDY/BEDROOM 5:** Accessed off the sitting room, this is a versatile room that is currently set up as a fifth bedroom but could work well as a study with oak shelving and useful storage cupboard that also houses the boiler. Neighbouring the utility room and cloakroom, this room could be set up with an en-suite for annexe-like accommodation, subject to planning.

**UTILITY ROOM:** Accessed off the inner hall, this room is situated to the front of the property with a bay window with space for washing machine and tumble dryer with useful worktop space as well as space for other white goods.

**CLOAKROOM:** Close coupled WC and wash hand basin with vanity unit and tiled splashback and heated towel rail.

### First Floor

**LANDING:** Solid oak doors leading to:-

**MASTER BEDROOM:** With space for a large double bed as well as other bedroom furniture with obscure glass panel door leading to:-

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**EN-SUITE:** A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and vanity unit, built-in shower cubicle with attractive stone effect panelling surround and overhead shower and heated towel rail.

**BEDROOM 2:** A generous bedroom with two double built-in wardrobes offering useful hanging rail and shelf storage.

**BEDROOM 3:** A spacious third bedroom with space for a large double bed as well as other bedroom furniture with pretty views over the rear garden.

**BEDROOM 4:** This room has been more recently used as a guest bedroom and dressing room but would take a fourth double bed with ample space for other bedroom furniture.

**FAMILY BATHROOM:** A three-piece suite consisting of a large panel bath with overhead shower and shower screen, close coupled WC and marble sink with contemporary mixer tap, oak worktop, bespoke vanity unit, matching shelving and heated towel rail.

## Outside

To the front of the property you will find a shingle driveway that provides ample **OFF-ROAD PARKING** with gate and footpath leading to the front door. With further side gate leading to rear garden.

To the immediate rear of the property you will find a large terrace seating area accessed by French doors from the garden room being a particularly sociable space with the rest of the garden being predominantly laid to lawn with raised borders offering seasonal colour and a further raised terrace to the back of the garden with pergola being a wonderful area to enjoy the afternoon sun. The property can be accessed by both sides with a further sheltered area providing useful storage.

**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.

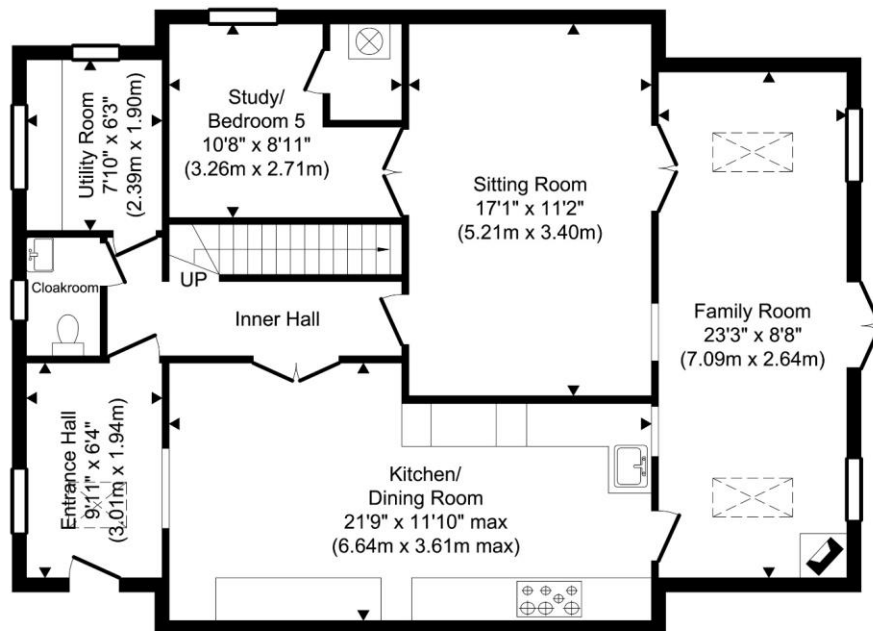
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** scarf.processes.awoken

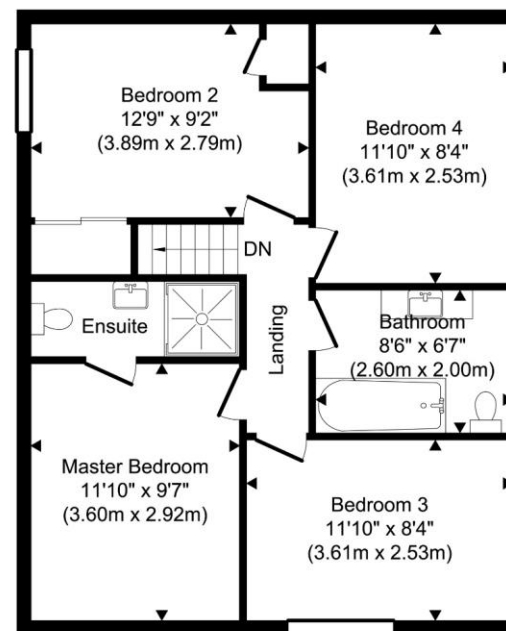
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
973.81 sq. ft.  
(90.47 sq. m)



First Floor  
Approximate Floor Area  
608.37 sq. ft.  
(56.52 sq. m)

TOTAL APPROX. FLOOR AREA 1582.18 SQ.FT. (146.99 SQ.M.)  
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