



DAVID
BURR
FOR SALE
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**37 Bantocks Road,
Great Waldingfield, Suffolk**



37 BANTOCKS ROAD, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0RT

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 two-bedroom detached bungalow in the popular village of Great Waldingfield. Off-road parking can be found to the front with an established private garden to the rear.

A detached two-bedroom bungalow with garden and off-road parking.

ENTRANCE HALL: An inviting room with space for shoes and coats with useful airing cupboard with shelving, further boiler cupboard and doors leading to:-

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of matching traditional cupboards at eye-level and base level with thick worktop above, attractive tile splashback, pretty views over the rear garden and door leading to rear garden terrace. Integrated appliances include a four-ring gas hob with extractor above, one-and-a-half eye-level oven with space for fridge/freezer and washing machine.

SITTING/DINING ROOM: A wonderfully light front-to-back room with bay window offering views over the front garden and glass patio doors leading to rear garden terrace. With your attention in this room immediately drawn to the pretty gas coal effect fireplace with charming moulded surround.

BEDROOM 1: A generous double bedroom with triple built-in wardrobe and pretty views over the rear garden.

BEDROOM 2: A spacious second double bedroom with room for a desk and views over the front garden.

WET ROOM: A three-piece suite consisting of a walk-in wet room area with shower screen with close coupled WC and wash hand basin and heated towel rail.

Outside

A gravel driveway to the front of the property provides **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and service door. A ramped footpath from the shingle driveway leads to the front door with the front garden landscaped for low maintenance being predominantly laid to lawn with established shrubs and hedging.

To the immediate rear of the property is a terrace seating area being a great space for entertaining accessed of both the kitchen/breakfast room and sitting/dining room with the rest of the garden being predominantly laid to lawn with well-stocked borders offering seasonal colour as well as established shrubs, hedging and trees being pleasing on the eye.

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

The property is accessed over a shared driveway with a joint responsibility for upkeep.

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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: C.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

WHAT3WORDS: starch.faster.hockey

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
599.98 sq. ft.
(55.74 sq. m)

Outbuilding
Approximate Floor Area
136.70 sq. ft.
(12.70 sq. m)

TOTAL APPROX. FLOOR AREA 736.68 SQ.FT. (68.44 SQ.M.)

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