

Description

Approximate Room Sizes

THE PROPERTY This recently renovated two-bedroom semi-detached property offers the perfect blend of modern comfort and traditional charm.

As you step through the glazed door into the welcoming entrance porch, you'll be greeted by the spacious open-plan kitchen and living area. The layout is designed for easy living, with French doors leading to the rear garden, perfect for entertaining or enjoying a peaceful evening outdoors. The kitchen boasts handcrafted cabinets, solid Ash work surfaces, and spaces for appliances, including a range style cooker.

Conveniently located on the ground floor is a utility/shower room, complete with a shower cubicle, WC, washbasin, and additional storage space. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. The master bedroom features a walk-in wardrobe, providing ample storage space for all your needs.

Outside, the property boasts a large frontage with a spacious driveway, providing off-road parking for multiple vehicles. The beautifully landscaped rear garden is a private oasis, complete with a detached workshop, perfect for hobbies or storage. Relax on the patio or enjoy the lush lawn surrounded by mature shrubs.

THE LOCATION Nestled between Sudbury and the enchanting medieval village of Lavenham, Little Waldingfield, is a charming locale which offers a serene retreat amidst Suffolk's stunning countryside.

Immerse yourself in the tranquil ambiance of rural life, while still enjoying convenient access to amenities. Just a stone's throw away lies Sudbury, where you'll find a plethora of shopping and leisure options, including a branch rail link to London Liverpool Street, perfect for commuters or weekend getaways to the bustling capital.

For everyday essentials and community charm, the neighboring village of Great Waldingfield

beckons with its post office, shop, primary school, and inviting pub-a hub of local activity and camaraderie.

Nearby is the historic market town of Lavenham, delight in the freshest cuts at local butchers, peruse the shelves of the Co-op for everyday essentials, and indulge your taste buds with artisanal delights from the bakery. Dine in style at renowned restaurants, unwind with a pint at cosy pubs, and explore the eclectic offerings of independent shops, all within easy reach of Little Waldingfield.

Discover the allure of village living in Little Waldingfield, where idyllic surroundings meet modern convenience, creating the perfect setting for your new home.

KITCHEN/DINING/LIVING ROOM 21' 4" x 16' 6" (6.5m x 5.03m)

UTILITY/SHOWER ROOM 11' 3" x 9' 6" (3.43m x 2.9m)

BEDROOM ONE 11' 6" x 10' 5" (3.51m x 3.18m)

BEDROOM TWO 10' 10" x 8' 4" (3.3m x 2.54m)

BATHROOM 8' x 6' (2.44m x 1.83m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Electric Heating

Post Code – CO10 0SQ

Viewings by appointment

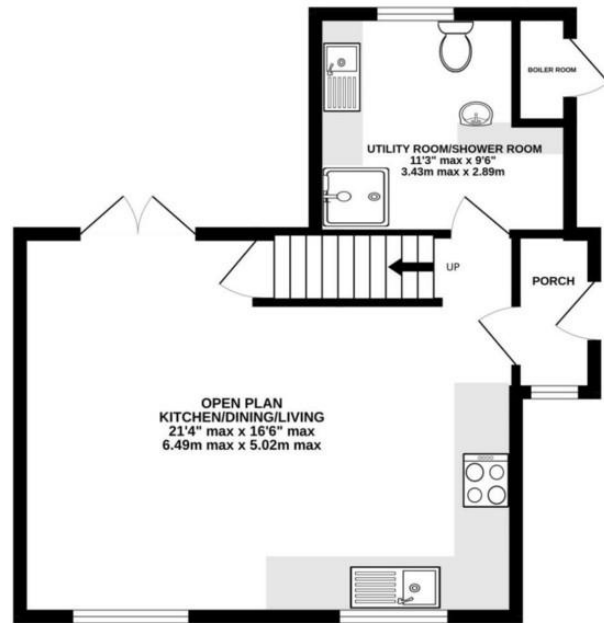
Bychoice Estate Agents

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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

The Street | Little Waldingfield | CO10 0SQ

Guide Price £315,000 - £320,000

A recently refurbished two bedroom semi-detached home, located in the highly sought after village of Little Waldingfield. Boasting a large open plan layout on the ground floor with a utility/shower room, and two bedrooms and bathroom to the first floor. Ample off road parking, rear garden and outbuilding.

- Two Bedrooms
- Open Plan Living
- Utility/Shower Room
- First Floor Bathroom
- Ample Off Road Parking
- Private Rear Garden
- Outbuilding