



Jackson & Co



Waldingfield Road

Sudbury , CO10 2PU

Guide Price £450,000

Jackson & Co invite you to discover the perfect blend of modern elegance and practical living in this stunning four-bedroom family home, ideally situated just a stone's throw from the vibrant Sudbury Town Centre. This energy-efficient haven seamlessly fuses style and functionality, offering an open-plan design, spacious bedrooms- including a luxurious master suite- and the convenience of off-road parking. Don't miss out on this extraordinary opportunity to make this property your own!



Property Features

- Off Street Parking for Two Vehicles
- Walking Distance To Sudbury Town Centre
- Exclusive Development of Three Houses
- Immaculate designed throughout
- Master Bedroom With Ensuite Bathroom
- Four generously sized bedrooms, providing plenty of space for the whole family
- Open plan Kitchen/Dining Room with bi-folding doors to patio area
- Staggered garden
- High specification kitchen with built in appliances
- CHAIN FREE!

FULL DESCRIPTION

As you step inside, you're greeted by a welcoming hallway that effortlessly connects you to the heart of the home, including a convenient downstairs cloakroom. To your left, the living room beckons a cozy retreat enhanced by an expansive window that bathes the space in natural light, creating an inviting atmosphere for relaxation or entertaining guests.

Transitioning to the kitchen/family area, you'll find a trendy space that has been meticulously designed to the highest standards. With underfloor heating beneath your feet, this is more than just a cooking area; it's a culinary haven. Gorgeous quartz work surfaces contrast beautifully with sleek white cabinetry, while the centerpiece is an impressive island featuring a state-of-the-art hob and extractor unit. Additional highlights include an eye-level oven, and a full-height fridge/freezer, all seamlessly integrated to enhance your cooking experience. Bi-folding doors open up to the rear garden, creating a harmonious flow between indoor and outdoor living, with Velux windows allowing sunlight to pour in.

Venture upstairs to discover three well-appointed bedrooms and a stylish family bathroom. The second bedroom overlooks the front aspect, while bedrooms three and four offer serene views of the lush rear garden. The family bathroom is a sanctuary of relaxation, featuring elegant grey tiling, a panelled bathtub, with twin shower over, a hand wash basin, and a low-level WC.

Ascend to the second floor, where you'll find the master bedroom. This spacious retreat is adorned with ample built-in wardrobes and Velux windows, flooding the space with light. A private en-suite adds an extra touch of luxury, ensuring your comfort and convenience.

Outside, the patio extends from the Kitchen/Dining Room, creating an ideal space for entertaining family and friends. A gentle ascent leads you to the second tier of the garden, where lush lawn invites play and relaxation. Additional seating areas, styled in matching patio stone, offer tranquil spots to unwind amidst the greenery.

Completing this exceptional home is off-street parking, conveniently located on a block-paved driveway at the front of the property.

MEASUREMENTS:

Living Room 18' 1" into bay x 8' 9" (5.51m into bay x 2.67m)

Kitchen / Family Room 16' 6" x 21' 8" (5.03m x 6.60m)

Bedroom Two 12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom Three 10' 8" x 9' 8" (3.25m x 2.95m)

Bedroom Four 6' 5" x 8' 4" (1.96m x 2.54m)

Bedroom One 13' 4" max x 18' 3" (4.06m max x 5.56m)

Tenure: Freehold

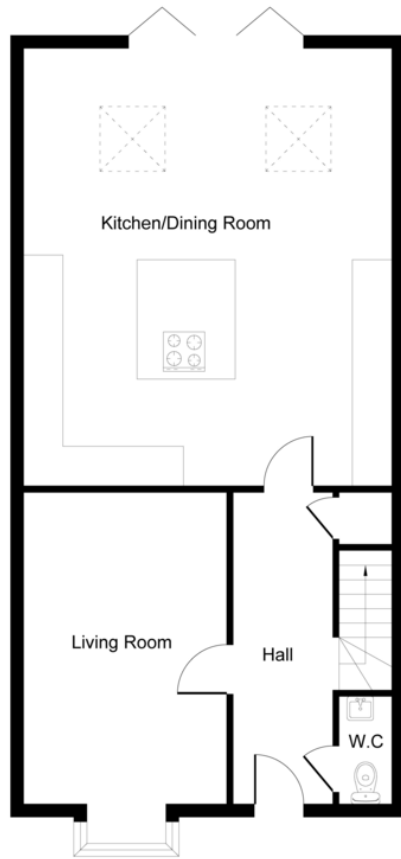
Local Authority: Babergh

Council Tax Band: D

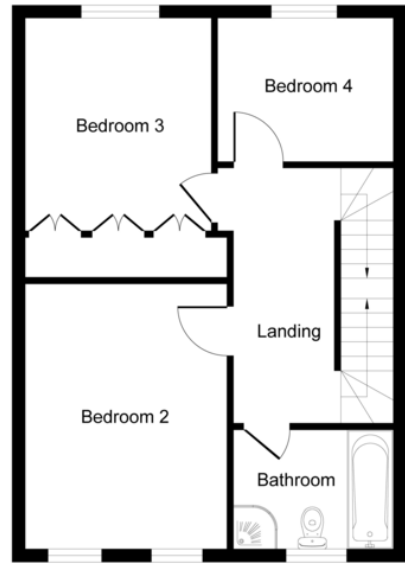
Services: Mains Gas, Water & Electric



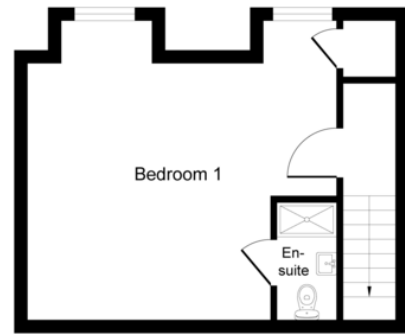




Ground Floor



First Floor



Third Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Jackson & Co covering Suffolk

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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/tenants are advised to recheck the measurements