



# 91 FOLLY ROAD

Gt. Waldingfield | Suffolk



Chapman Stickels

# 91 FOLLY ROAD GREAT WALDINGFIELD CO10 0RX

Sudbury - 3 miles  
Lavenham - 4 miles

Colchester mainline station - 15 miles

- Porch • Entrance hall and inner hall •
- Open plan kitchen / dining room • Utility room • Sitting room •
- Three double bedrooms • Bathroom • Ample off-road parking •
- Private rear gardens adjoining farmland •

## The Property

Set well back in its plot, 91 Folly Road is set on the eastern edge of Great Waldingfield and its location is semi-rural.

In 2022, the current owners comprehensively modernised and extended the building, which was originally built in the 1960's. These works include the larch cladded front porch, which leads on to a wide and welcoming hallway with oak flooring throughout. The main reception area is the twin aspect sitting room, providing a focal fireplace with a wood burner on a slate hearth.

To the rear is the open plan, kitchen / dining room which has much appeal, giving panoramic views over the rear garden and fields beyond. The kitchen is comprehensively fitted with oak work surfaces with butlers sink, a Bosch gas hob, oven and dishwasher. An additional granite work surface forms part of a kitchen island. Full height storage cupboards are to one wall, housing a Samsung fridge / freezer.

The dining room with polished concrete flooring forms the main extension, with a large sky light, picture window and glazed double doors providing much natural light. To one corner is the utility room with WC and plumbing for white goods.

Located to the opposite side of the central hall are three double bedrooms which are all served by a stylishly fitted bathroom, with walk-in corner shower, bath and slate tiled flooring.

Outside, a large area of shingle provides ample parking space. To the rear is the main garden which comprises

# A RECENTLY REFURBISHED AND EXTENDED BUNGALOW OCCUPYING A SEMI-RURAL POSITION WITH GARDENS ABUTTING OPEN COUNTRYSIDE



areas of lawn, shingle terraces and raised planters. To one corner is a large timber workshop which has power connected.

91 Folly Road adjoins open farmland on its entire northern and eastern boundaries, giving wonderful views over arable farmland and towards the historic hub of the village with its church clearly in visible.

#### Location

Great Waldingfield offers a pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury, which has a comprehensive range of amenities including a commuter rail link to London Liverpool Street Station.

#### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council  
Band D

#### EPC Rating

Current F (29). Potential A (103).

#### Services

All mains services are connected. Underfloor heating to the entrance hall, dining room and bathroom.



# 91 Folly Road, Great Waldingfield, Suffolk, CO10 0RX

Approximate Floor Area  
Main House - 1258 sq. ft / 116.89 sq. m

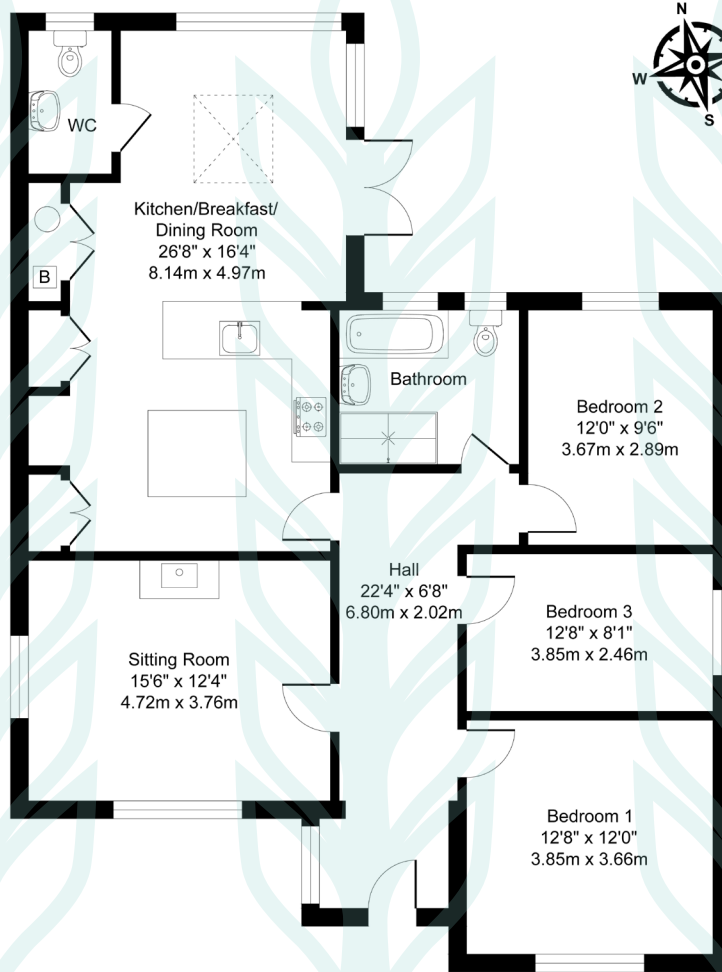


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