

oakheart



£325,000

Offers Over  
Croft Lea, Little Waldingfield

Nestled away at the end of a quiet cul-de-sac in the quaint Suffolk village of Little Waldingfield is this well presented, extended family home. Boasting spacious accommodation throughout, off street parking for several vehicles and a well sized rear garden, this home is not one to be missed!

Upon approach this home sits behind a neatly maintained block paved driveway allowing off street parking space for three vehicles. Entry is gained to an entrance hall allowing generous space for coats and shoes with stairs rising to the first floor and access to a sizeable storage closet. Located at the front of this home is the main living

room with a window overlooking the front aspect. Neighbouring the living room is the dining area fit with french-style doors opening to the garden. The kitchen/utility space is generous in sized and contemporary in style offering a comprehensive range of sleek white floor and wall mounted units finished with black stone effect work surfaces, tiled splash backs, pantry and inset sink with chrome mixer tap. The games room is a versatile space that could be used as a study, snug or fourth bedroom alike. Concluding the ground floor is the WC comprising of a low level WC and wash hand basin. To the first floor are three nicely sized bedrooms, of which the principal and third bedrooms offer integrated storage space. The family shower

room enjoys a modern finish with floor to ceiling tiling offering a well sized corner shower cubicle, low level WC and wash hand basin.

The rear garden is generous in size offering a paved seating terrace that leads on to a vast of lawn bordered by an established hedge with a well sized timber shed located at the end of the garden.

Call Oakheart today to arrange your viewing!

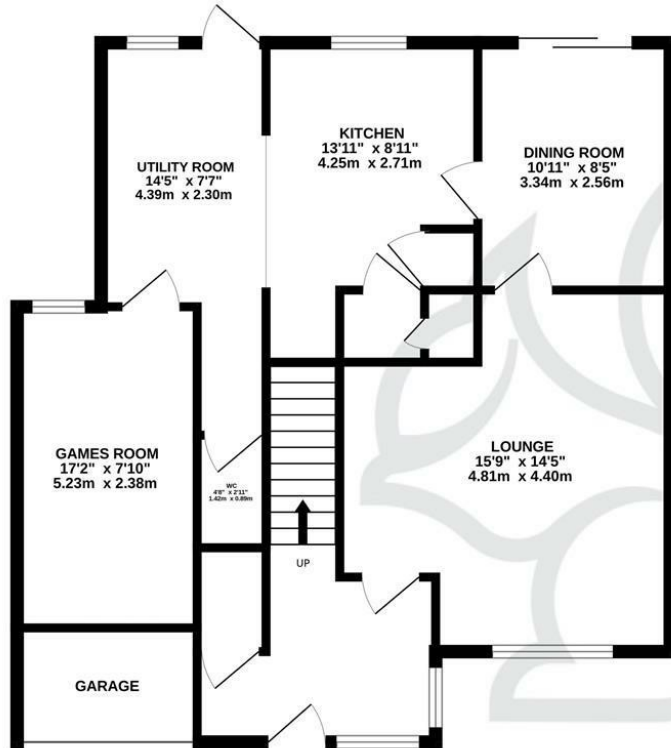




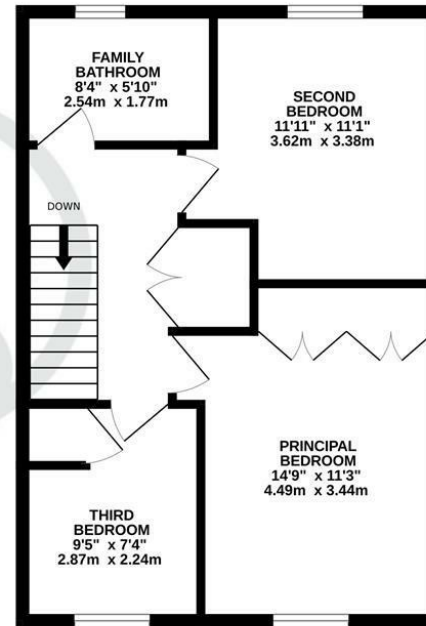




GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



SECOND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 sq.m.) approx.

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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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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