

oakheart

£750,000

Asking Price

Lavenham Road, Great Waldingfield





Tucked away on a gated plot off of Lavenham Road in the charming village of Great Waldingfield, is this prominent detached residence that offers impeccable, versatile living accommodation! It also offers uninterrupted field views to the rear, a detached outbuilding, detached double garage and 5/6 bedrooms!

The versatility of this property makes an ideal choice for multi-generational living with the potential for a self contained annexe on the western wing of the property. It is beautifully positioned, backing onto serene open fields, providing a tranquil backdrop and a sense of privacy, enhanced by a private driveway with a secure gate and

gated driveway.

This home is presented in turn-key condition, meaning that it is ready for you to move in without the need for any immediate work or renovations. The modern finishes throughout the property create a stylish and welcoming atmosphere, ensuring that every corner of the home is both functional and aesthetically pleasing. The kitchen and bathrooms are all finished to a modern contemporary standard with high quality fixtures and fittings. The main living room is a wonderfully light reception room that enjoys views of the fields at the rear.

Great Waldingfield is a picturesque village that offers a peaceful lifestyle while being conveniently located near Sudbury, where you can find a range of amenities, shops, and services. This property not only provides a comfortable living space but also the opportunity to enjoy the beauty of the surrounding countryside.

Whether you are looking for a family home or a property that accommodates extended family, this house on Lavenham Road is a remarkable find. With its blend of modern comforts and rural charm, it is sure to appeal to those seeking a harmonious living environment. Do not miss the chance to make this exceptional property your new home.







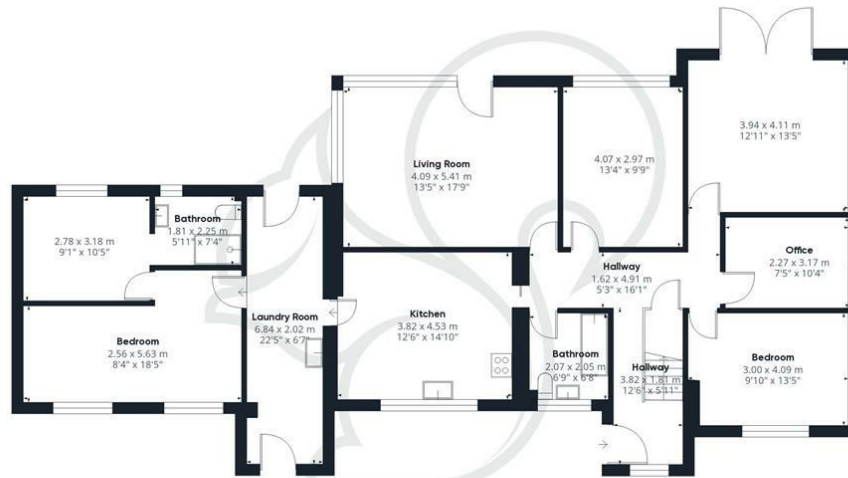












Ground Floor



Floor 1

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Approximate total area<sup>10</sup>

179.52 m<sup>2</sup>  
1932.34 ft<sup>2</sup>

Reduced headroom

3.65 m<sup>2</sup>  
39.29 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
Babergh District Council

**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>		
(55-68) <b>D</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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