

oakheart

£350,000

Guide Price

Lynns Hall Close, Great Waldingfield

**** GUIDE PRICE £350,000-£375,000**** Occupying a desirable position on a well-regarded residential street, this beautifully presented and extended three-bedroom detached family home enjoys a stunning backdrop of rolling farmland. Boasting two reception rooms, a ground floor WC, off-street parking, and a garage, this property is not one to be missed!

Upon arrival, the home is set behind a neatly maintained lawn with a concrete pathway leading to the front door. Entry is gained via an internal vestibule, providing access to the WC and dining room. The dining room offers a versatile space, featuring French-style doors that open into the extended living area. The spacious living room is enhanced by an impressive vaulted ceiling with Velux-style windows, along with further French-style doors leading out to the

rear garden, creating a bright and inviting atmosphere.

The kitchen is finished in a charming traditional style, comprising a range of light floor and wall-mounted units, complemented by timber work surfaces. Additional highlights include an integrated oven with a four-ring gas hob, tiled splashbacks, a stainless steel extractor fan, and a butler-style sink with a chrome mixer tap.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The principal and second bedrooms both offer ample space for double beds, while the third bedroom serves as a small double or home office. The family bathroom is tastefully appointed with a partially tiled finish,

featuring a P-shaped bath with an overhead shower, a low-level WC, and a wash hand basin.

The rear garden begins with a paved seating terrace—ideal for summer BBQs and alfresco dining—before extending to a well-maintained lawn that enjoys uninterrupted views over open countryside. To the side of the property, off-street parking and a garage, complete with power and lighting, provide further convenience.

Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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