

oakheart

£290,000

Price Guide

Waldingfield Road, Sudbury

£290,000 - £300,000 Situated just a short stroll from Sudbury Town Centre, this characterful two-bedroom semi-detached Victorian property forms part of the historic Clifton Villas, dating back to 1884. Brimming with period features and timeless charm, this beautiful home offers a rare opportunity to own a slice of local history.

The property is set behind a neatly maintained frontage, enclosed by classic iron gates and a traditional pathway that leads to a welcoming internal entrance hall. Here, original Victorian tiled flooring sets the tone for what lies beyond, with stairs rising to the first floor. To the front of the home, a bay-fronted living room is complete with a cast

iron fireplace and views over the manicured front garden. The adjoining dining room enjoys dual-aspect windows that flood the space with natural light, and offers direct access to an internal lobby. The lobby provides a convenient side access door and stairs leading down to a spacious cellar. The kitchen has been tastefully styled with a nod to tradition, featuring green shaker-style floor and wall units, complemented by timber worktops, a butler-style sink, integrated eye-level oven, and a four-ring gas hob. Beyond the kitchen sits a tiled boot room with double doors opening onto the rear garden, along with a separate ground floor WC. Upstairs, you'll find two generously sized double bedrooms. The principal bedroom benefits

from extensive integrated wardrobes and enjoys direct access to the family bathroom. The bathroom is a real showpiece, boasting a stunning original Victorian freestanding bathtub, separate shower cubicle, Sanitan low-level WC and wash hand basin—all sympathetically styled to honour the home's heritage.

The rear garden has been thoughtfully landscaped by the current owners to create a low maintenance, serene setting featuring several seating areas and a brick built outhouse to the rear.

Call Oakheart today to arrange your viewing!





PORTERS







Local Authority:


Tenure:

Freehold

Council Tax Band:

C

Energy Efficiency Rating

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

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