

oakheart

£440,000

Offers In The Region Of
Chestnut Close, Great Waldingfield

A beautifully presented two/three-bedroom detached home, discreetly positioned within a quiet cul-de-sac in the sought-after and well-serviced village of Great Waldingfield. This versatile home offers bright and flexible living spaces throughout, complemented by well-landscaped gardens and a tranquil setting.

The ground floor accommodation begins with an entrance hall leading to a spacious dual-aspect living room, complete with a feature wood-burning stove and doors opening onto the rear garden. The modern

kitchen/diner is fitted with sleek wall and base units topped with white quartz work surfaces, a Neff eye-level slide and hide oven, butler sink, and a black detachable mixer tap, offering both style and practicality. A practical boot room/utility area is located off of the kitchen, allowing access to the garage. A second reception room provides ideal versatility as a study, snug, or additional bedroom, while a convenient ground floor cloakroom completes the layout. Upstairs, there are two generous double bedrooms, both of which benefit from integrated wardrobe space. The family bathroom is well-appointed with a bath, separate

shower cubicle, vanity unit, and WC.

Externally, the property enjoys attractively landscaped front and rear gardens, predominantly laid to lawn with a variety of mature beds and plants throughout. The rear garden includes a timber pergola, perfect for outdoor entertaining, and a substantial garden shed measuring 13'10" x 7'10". The property also features a shingled driveway to the front, allowing for ample off-street parking.

Call Oakheart today to arrange your viewing!











oakheart

Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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.

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

oakheart