

oakheart

£495,000

Offers In The Region Of
Waldingfield Road, Sudbury

Welcome to Park House, a beautifully maintained and comprehensively modernised Edwardian, detached, red brick, double-fronted home, occupying an elevated position on Waldingfield Road. The current owners have lovingly resided here for 18 years, thoughtfully preserving and enhancing the property's numerous original features while ensuring it is in excellent decorative order throughout.

The home's interior boasts higher-than-average ceiling heights and a wealth of period details, including original panelled doors with rim lock

handles, deep skirting boards, and a picture rail in the hall. The spacious Living Room has been thoughtfully extended and is dual-aspect, featuring an inviting open fire with a clean-and-easy Baxi ash-collection system. French doors lead directly out onto a recently built deck. The Kitchen/Dining Room is open-plan and features integrated appliances (fridge-freezer, dishwasher, 90cm electric oven, and 5-ring gas hob) and sufficient space for a small sofa. Flooring throughout the main living areas showcases original hard-waxed floorboards, while the kitchen is laid with fully-sealed travertine tiles. A fully-glazed door from the kitchen

leads to the charming Utility/Boot Room/Cloakroom, featuring sealed terracotta tiled floors, multiple fitted cupboards for coats and shoes, and housing for laundry appliances. From here, you can step out onto the deck. A recently installed Shower Room with WC and hand basin is conveniently located under the stairs. The upper floor features a half-galleried landing. The Main Bedroom is dual-aspect with French doors opening onto a Juliet balcony to the rear. The good-sized Second Bedroom features full-height fitted cupboards/wardrobes flanking the chimney breast and original fireplace. The Third Bedroom is large enough to comfortably accommodate twin beds. The upstairs Bathroom is located next to a useful linen/storage cupboard.









