



3 Haymarket | Little Waldingfield | Sudbury | CO10 0SY

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3 Haymarket, Little Waldingfield, Suffolk, CO10 0SY

“A characterful and well-presented three bedroom cottage boasting spacious living accommodation, ample off-road parking, detached garage with workshop area, well-maintained gardens & delightful, far-reaching countryside views.”

Description

A characterful, yet unlisted three bedroom cottage, offered in excellent condition and boasting spacious living accommodation arranged over three floors. Other notable benefits include ample off-road parking, single detached garage incorporating workshop area and with potential for adding a mezzanine floor (subject to the relevant consents), charming, well maintained rear gardens and delightful, far-reaching countryside views.

About The Area

Little Waldingfield is a pretty village with the parish church of St. Lawrence, nestled in the Suffolk countryside and with a recently reopened public house. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic village of Lavenham, thought to be England's most preserved Medieval village, is around four miles away, and a variety of independent shops, restaurants, public houses, cafes and visitor attractions in its own right. Even more immediate amenities are available at Great Waldingfield (the next village), where there is a convenience store and public house.

The accommodation in more detail comprises:

Side door to:

Reception Hall/Dining Room

A welcoming, light and airy space ideal for a variety of uses and benefiting from stairs rising to the first floor, feature inset with exposed red brick, storage cupboard, pamment tiled flooring, window to side aspect and doors and openings to:

Sitting Room Approx 18'6 x 11'9 (5.6m x 3.6m)

Generous space boasting exposed timbers, two windows to front aspect and feature inset with woodburning stove with feature red brick surround on a brick hearth. There is also a cosy yet convenient space at one end of the room, ideally placed for an office space should it be required, either for a work from home set up or otherwise.

Kitchen/Breakfast Room Approx 15'8 x 9'9 (4.8m x 3.0m)

Fitted with a well-appointed, farmhouse style kitchen with a matching range of wall and base units with wooden worktops over and inset with sink, drainer and mixer tap. Range style cooker with extractor over, bench seat, pamment flooring, spotlights, window to side aspect and French doors to the rear opening on to the terrace. Incorporating ample space for a dining table.

On the first floor (storage cupboards on staircase):

Landing

With doors to:

Master Bedroom Approx 10'7 x 9' (3.2m x 2.7m)

Double room with window to rear aspect commanding delightful, far-reaching countryside views, built-in wardrobe.

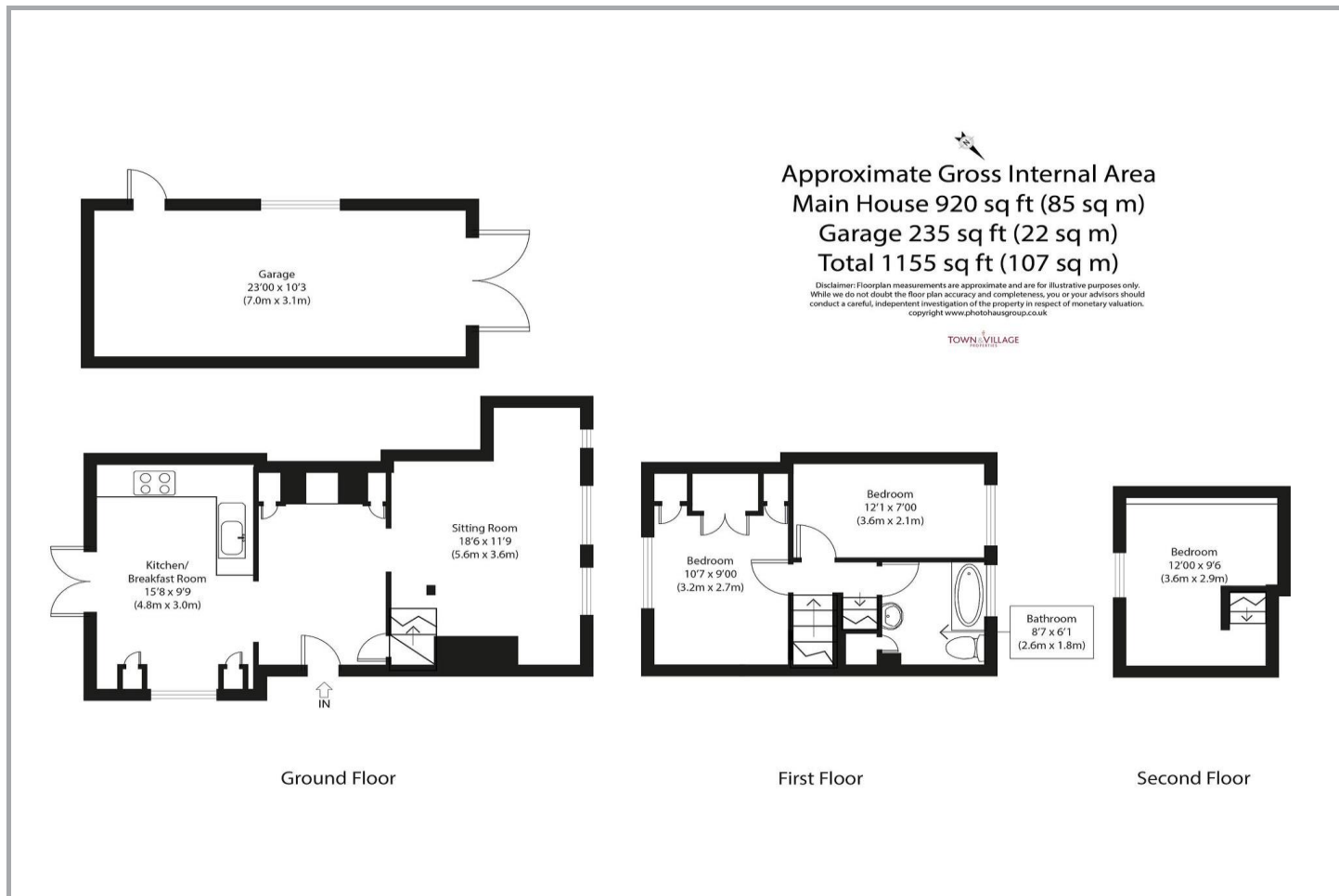
Bedroom Approx 12'1 x 7' (3.6m x 2.1m)

Double room with window to front aspect.

Family Bathroom

Well-appointed white suite comprising WC, hand wash basin, panelled





bath with shower attachment, window to front aspect and door to storage cupboard.

On the second floor:

Bedroom **Approx 12' x 9'6 (3.6m x 2.9m)**
 Double room with skylight (please note restricted head height)

Outside

The property stands on the outskirts of the village in a semi-rural yet accessible location, and is accessed over a private gravel drive providing ample off-road parking, which in turn gives access to the single detached garage with double doors, power and light connected and personnel door to side. The space also incorporates a workshop area and has potential for adding a mezzanine floor (subject to the relevant consents). To the rear and through a gate are charming, proportionate and well-maintained cottage gardens, which are predominately lawned with a terrace abutting the rear of the property and interspersed with an attractive selection of flower and shrub borders. Also incorporated within the plot is a greenhouse. Boundaries are defined by panelled fencing for the most part.

Local Authority – Babergh District Council.

Council Tax band – C

Services

Mains water, electric and drainage. Oil-fired heating.





Energy performance certificate (EPC)

3 HAYMARKET
LITTLE WALDINGFIELD
CO10 0SY

Energy rating
E

Valid until: 12 October 2030

Certificate number: 7090-8573-0522-5091-3003

Property type: End-terrace house

Total floor area: 82 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/7090-8573-0522-5091-3003?print=true>

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