



Overing Avenue, Great Waldingfield, Sudbury

Sheridans



Overing Avenue, Great Waldingfield, Sudbury CO10 0RJ

Guide Price £495,000

Immaculately presented detached 4 bedroomed house in popular location offering spacious family accommodation which has been recently extended to create a stunning kitchen/dining/family room.

This modern home is traditional brick construction with rendered elevations beneath a tiled roof, this beautifully presented family home provides light and airy accommodation complemented by well proportioned rooms and charming enclosed garden.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall with stairs off to first floor with under stairs cupboard and door to a cloakroom. The family room has a window to front and the spacious dual aspect sitting room, is an ideal reception room for relaxing with feature fireplace. The well equipped kitchen/dining/family room is an ideal space for entertaining with a particularly light and airy atmosphere with French doors opening to the rear garden. The kitchen area provides an extensive range of modern units, providing plenty of drawer and cupboard space with impressive island unit, complemented by built in Neff "hide and slide" double ovens, induction hob and further integral appliances. Bi-fold doors opening to patio area for al fresco dining.

On the first floor is a landing leading to the four comfortable

bedrooms including the principal bedroom with en-suite shower. The three remaining bedrooms, are served by the family bathroom, completing the first floor accommodation.

Outside

Front garden with gravel and specimen shrubs. The fully enclosed rear garden is mainly laid to lawn with paved patio and further decked area adjacent to the single garage which has been converted to a home office. Driveway parking.

Location

Overing Avenue is a modern development towards the centre of Great Waldingfield, to the northeast of the popular and well-served Market Town of Sudbury. No. 23 overlooks an attractive green and excellently located for local facilities. The village is a popular location and amenities include a well-regarded primary school, village shop/post office and public house and bus links with Sudbury, Bury St Edmunds and Colchester. The property also offers excellent commuting links wider afield with Sudbury being a branch line train station linking to Colchester, which is a main line to London Liverpool Street Station.

Directions

Leave Sudbury on the B1115, signed to Great Waldingfield and upon entering the village take the first exit off from the mini roundabout, staying on the B1115. Turn left into Folly road where Overing Avenue will be on further along the road on your left.

Services

- Stunning extended kitchen/dining/family room
- 4 double bedrooms
- Double aspect sitting room
- Snug/family room
- Home office
- UPVC double glazing
- Gas fired central heating
- Off Road Parking
- Easy access to schools and amenities
- Popular location

Mains gas, electricity, water and drainage supplied

Council Tax: Babergh Band: E

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three and O2 (Source Ofcom)

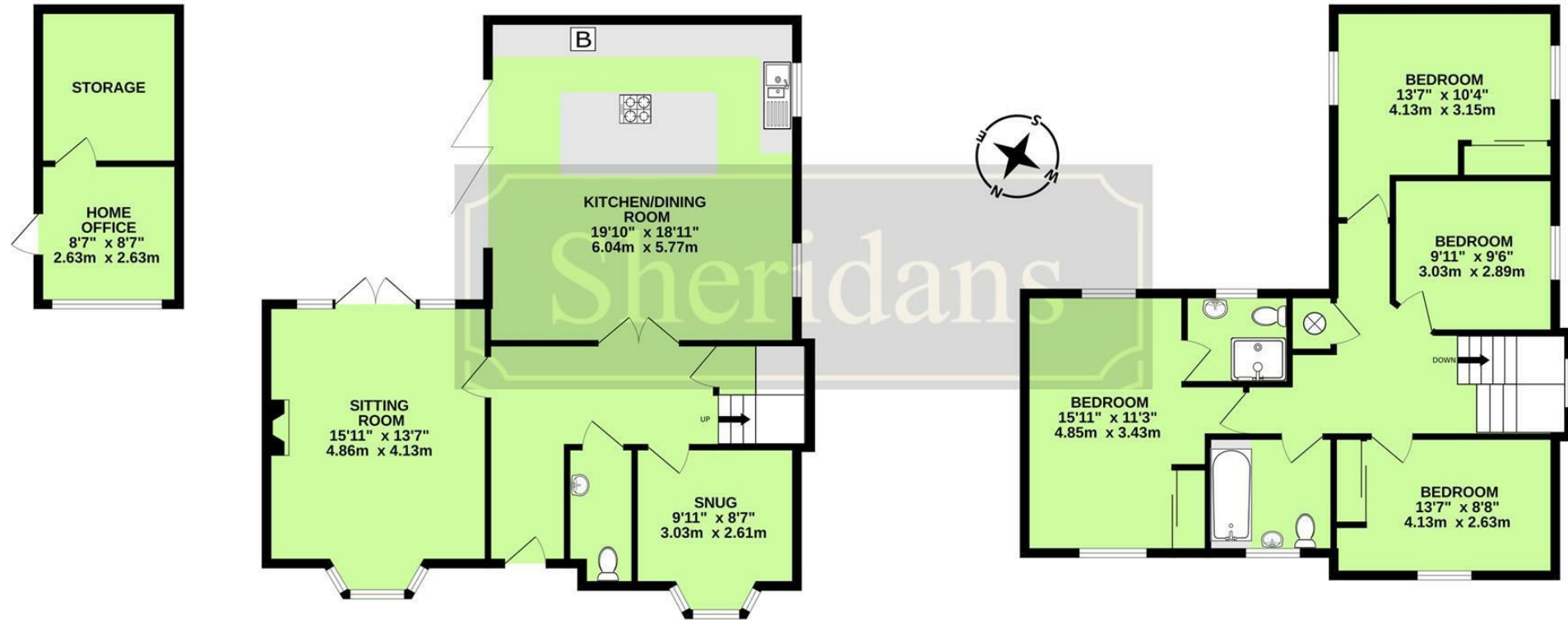
Flood Risk: Very Low Risk



GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.

TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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