





welcome to

Lavenham Road, Great Waldingfield, Sudbury

- Extended and fully refurbished
- Ample off road parking
- Beautiful field views across to the church
- Three bedroom bungalow
- Stunning open plan kitchen with Bi-fold doors to the garden

Tenure: Freehold EPC Rating: C

guide price

£450,000 to £475,000

Entrance Hall

Double glazed door to front aspect. Radiator. Doors leading to kitchen and:-

Bedroom One

14' 8" x 9' 6" (4.47m x 2.90m) Double glazed window to front aspect. Radiator.

Ensuite

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail, extractor fan.

Kitchen / Living Area

27' max x 22' 4" max (8.23m max x 6.81m max)

Double glazed windows to front and rear aspects. Double glazed bi-fold doors to rear aspect overlooking fields and the church. Fitted kitchen with a range of matching wall and base units over areas of work surface and matching breakfast island. Sink and drainer unit with one and a half bowl. Integral double oven and hob with hood over. Integral dishwasher and fridge/freezer. Two radiator. Door leading to inner hall and Utility room

Utility Room

6' 11" max x 4' 7" max (2.11m max x 1.40m max)

Fitted with wall and base units, Plumbing for washing machine, extractor fan.

Inner Hall

Access to loft. Doors leading to bedrooms, 2, 3 and bathroom.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m) Double glazed window to rear aspect. Built in wardrobes. Radiator.

Bedroom Three

11' 4" x 8' 8" (3.45m x 2.64m) Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC,vanity wash hand basin and bath with mixer tap and shower over. Heated towel rail, extractor fan.

Frontage

Large block paved driveway providing ample off road parking with the remainder laid to lawn.

Rear Garden

The rear garden commences with a patio seating area, with views over fields towards church. The remainder is predominantly laid to lawn with a gate to the front.

Agent Note

The property has had solar panels installed.







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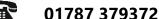
Property Ref:

SUD109550 - 0008

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