



**Lavenham Road, Great Waldingfield, Sudbury CO10 0SE**





**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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