



Lavenham Road, Great Waldingfield, Sudbury CO10 0SA

welcome to

Lavenham Road, Great Waldingfield, Sudbury

This stunning three bedroom detached bungalow offers spacious and exceptionally well presented accommodation throughout, and has been meticulously transformed by the current owners both inside and out, and further enhance with ample off road parking, landscaped garden and incredible outbuildings.



Entrance Hall

Double glazed entrance door to front aspect. Two storage cupboards, two radiators and access to loft.

Kitchen

13' 9" x 9' 3" (4.19m x 2.82m)

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral double oven and inset induction hob with extractor over. Integral microwave and fridge/freezer. Space for appliances. Underfloor electric heating.

Lounge

16' max x 15' 5" (4.88m max x 4.70m)

Two double glazed windows to front aspect and double glazed french doors to side aspect. Fireplace housing inset woodburner. Two radiators.

Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed window to rear aspect with fitted shutters. Range of fitted wardrobes. Radiator.

Bedroom Two

12' 9" x 12' 1" (3.89m x 3.68m)

Double glazed window to rear aspect with fitted shutters. Radiator.

Bedroom Three

12' x 9' 9" (3.66m x 2.97m)

Currently used as a dining room. Double glazed window to side aspect and double glazed french door to side aspect (both with fitted shutters). Built in wardrobe. Radiator.

Bathroom

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

Front Garden

A large gravelled driveway provides ample off road parking with shrubs to borders.

Rear Garden

The landscaped rear garden offers a number of seating areas with beds and a water features. There is also a range of exterior lighting and power points. Gates to front aspect.

Hot Tub Room

22' 10" x 13' 4" (6.96m x 4.06m)

Bi-fold doors. Roof lantern and remote control rain sensor. Power and light connected.

Workshop

12' 8" x 10' 4" (3.86m x 3.15m)

Double glazed window and door leading to garden. Power and light connected. Door leading to:-

Office

12' 4" x 10' 2" (3.76m x 3.10m)

Two double glazed windows. Power and light connected.

Agent's Note

The hot tub and water feature can be negotiated into the selling price if needed.

The vendor has advised that there is a current rental agreement regarding the solar panels. Please ask in branch for more details.



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welcome to

Lavenham Road, Great Waldingfield Sudbury

- Three bedroom detached bungalow
- Stunning landscaped gardens
- Ample off road parking
- Incredible outbuildings including workshop, office and hot tub room.
- Extremely well presented throughout

Tenure: Freehold EPC Rating: C

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109817 - 0005

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