



Malting Barn, Lavenham Road, Great Waldingfield, Sudbury CO10 0RN

welcome to

Malting Barn Lavenham Road, Great Waldingfield, Sudbury

Occupying a beautiful non-estate setting on a great plot is this bright & spacious four bedroom home. The property is presented to an impeccably high standard throughout & offers flexible accommodation & is further enhanced with ample parking & a garage. *Guide Price £425,000 to £450,000*



Entrance Hall

Oak door to front, radiator, Travertine tiled flooring, stairs to first floor.

Cloakroom / Utility Room

Double glazed window to side, radiator, low level WC, wash hand basin, plumbing and space for machine and tumble dryer under a worktop. This was formally a ground floor bathroom so could be turned back if a ground floor bath/shower room if needed.

Study / Bedroom Four

9' 11" x 7' 8" (3.02m x 2.34m)

Useful space that could be a perfect bedroom or home office, double glazed window to front and radiator

Kitchen / Breakfast Room

21' 7" x 10' 3" (6.58m x 3.12m)

Two double glazed windows to rear, double glazed stable door to garden, two larder style cupboards, Travertine tiled flooring, oak breakfast bar, double doors to dining room, range of high gloss base units with inset sink and drainer, space for range cooker with extractor hood over, space for appliances.

Lounge

16' x 10' 10" (4.88m x 3.30m)

Double glazed window to front, radiator, feature fireplace with inset multi fuel burner, opening to dining room.

Dining Room

14' 2" x 7' 1" (4.32m x 2.16m)

Double glazed French doors to rear garden with side lights, radiator.

Landing

Access to loft. Doors to;

Bedroom One

15' 11" x 10' 10" (4.85m x 3.30m)

Double glazed window to front, radiator.

Ensuite

Double glazed window to rear, vanity wash hand basin with units under, low level WC, heated towel rail.

Bedroom Two

19' max x 10' 4" (5.79m max x 3.15m)

Double glazed window to front, radiator, eaves storage, two double built in wardrobes.

Bedroom Three

10' 1" x 7' 2" (3.07m x 2.18m)

Double glazed window to rear, radiator.

Bathroom

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

Front Garden

Large driveway leads to garage with the remainder laid to lawn with mature hedgerow to borders.

Rear Garden

The private rear garden offers a paved seating terrace with the remainder laid to lawn with flower beds to borders, covered walkway giving side access, courtesy door to garage.

Garage

17' 2" x 9' (5.23m x 2.74m)

Double doors, pitched boarded roof, power and light, opening to a storage area/shed 8'6" x 7'5"



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Malting Barn, Lavenham Road, Great Waldingfield, Sudbury

- Well presented throughout
- Four Bedrooms
- Ample off road parking
- Garage with boarded roof space
- Private rear garden

Tenure: Freehold EPC Rating: C

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD109930 - 0010

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