



**Upsher Green, Great Waldingfield, Sudbury CO10 0TR**





**welcome to**

**Upsher Green, Great Waldingfield Sudbury**

Set within a quiet Hamlet and enjoying stunning countryside views is this impressive detached home occupying a generous plot, including beautiful gardens, ample parking, and offering an abundance of spacious accommodation throughout including a kitchen/diner, large lounge, study and conservatory.



### **Entrance Hall**

Double glazed door to front aspect. Radiator. Door leading to lounge and:-

### **Study**

8' 10" x 8' 2" ( 2.69m x 2.49m )

Double glazed windows to front and rear aspects. Radiator.

### **Lounge**

21' 1" x 12' 10" narrowing to 12' 4" ( 6.43m x 3.91m narrowing to 3.76m )

Double glazed window to front aspect. Double glazed french doors leading to conservatory. Fireplace housing multi fuel burner. Two radiators. Door leading to kitchen/diner.

### **Conservatory**

11' 3" x 10' 11" ( 3.43m x 3.33m )

Double glazed french doors leading to garden. Fitted blinds.

### **Kitchen / Diner**

12' 10" x 11' 6" ( 3.91m x 3.51m )

Two double glazed windows to front aspect, porthole window to side aspect and double glazed window to rear aspect. Stairs rising to first floor. Vaulted ceiling in kitchen area. Fitted kitchen with a range of matching wall and base units over areas of wooden work surface. Sink and drainer unit with one and a half bowl. Stoves Range Cooker with Calor Gas hob and electric ovens. Space for appliances. Radiator.

### **Boot Room / Utility Room**

11' 10" x 7' 8" ( 3.61m x 2.34m )

Double glazed door leading to garden. Double glazed windows to rear and side aspects. Fitted with matching wall and base units. Stainless steel sink and drainer unit with one and a half bowl. Plumbing for washing machine. Door leading to:-

### **Cloakroom**

Suite comprising low level WC. Storage cupboard, extractor fan.

### **Landing**

Stairs rising from kitchen/diner. Doors leading to bedrooms and bathroom.

### **Bedroom One**

11' 7" x 10' 9" ( 3.53m x 3.28m )

Double glazed window to front aspect. Radiator. Opening onto:-

### **Dressing Room**

10' 11" x 8' 3" ( 3.33m x 2.51m )

Double glazed window to front aspect. Built in wardrobes, radiator.

### **Bedroom Two**

12' 5" x 7' 10" ( 3.78m x 2.39m )

Double glazed window to rear aspect with views over fields. Built in wardrobe, radiator.

### **Bedroom Three**

10' 7" + door recess x 9' ( 3.23m + door recess x 2.74m )

Double glazed window to front aspect. Radiator.

### **Bathroom**

9' 11" x 7' 7" ( 3.02m x 2.31m )

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan. Large airing cupboard and built in storage cupboard.

### **Gardens**

The property occupies a generous plot and offers ample off road parking. There are a number of seating areas, areas of lawn, shrubs and flower beds. Fields to the rear of the property.



**view this property online** [williamhbrown.co.uk/Property/SUD109990](http://williamhbrown.co.uk/Property/SUD109990)



welcome to

## Upsher Green, Great Waldingfield, Sudbury

- Three bedrooms as well as a large dressing room off the main bedroom
- Quiet semi rural location
- Stunning countryside views
- Spacious lounge with multi fuel burner, useful study, large kitchen/diner and conservatory enjoying views over the gardens
- Large first floor bathroom, Utility room and ground floor cloakroom

Tenure: Freehold EPC Rating: D

offers in the region of



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD109990](http://williamhbrown.co.uk/Property/SUD109990)



Property Ref:  
SUD109990 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](http://williamhbrown.co.uk)