



**Bantocks Road, Great Waldingfield, Sudbury CO10 0XT**



**welcome to**

**Bantocks Road, Great Waldingfield, Sudbury**

An extended four bedroom detached home set within a popular village, offering spacious accommodation throughout including a large lounge, dining room and stunning kitchen/diner and enhanced with an additional large ground floor reception room/bedroom.



### **Entrance Porch**

Double glazed door to front aspect and double glazed windows to front and side aspects. Double glazed door leading to:-

### **Entrance Hall**

Stairs rising to first floor.

### **Cloakroom**

Suite comprising low level WC and vanity wash hand basin. Extractor fan, radiator.

### **Reception/ground Floor Bedroom**

16' 7" max x 15' 4" ( 5.05m max x 4.67m )

Formerly the double garage and converted by the current owner with full building regulations. Double glazed windows to front and side aspects. Two radiators. There is also an ensuite with plumbing and a double glazed window to the side aspect (no suite).

### **Lounge**

19' 1" x 12' 3" ( 5.82m x 3.73m )

Double glazed patio doors. Fireplace with inset burner. Radiator. Double doors leading to:-.

### **Dining Room**

11' 2" x 10' 3" ( 3.40m x 3.12m )

Double glazed window to front aspect. Radiator.

### **Extended Kitchen / Diner**

19' 4" x 17' 8" ( 5.89m x 5.38m )

Two double glazed windows to rear aspect. Two velux windows. Double glazed french doors leading to garden. 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. Space for appliances. Radiator.

### **Utility Room**

7' 7" x 6' 10" ( 2.31m x 2.08m )

Double glazed door leading to garden. Fitted with wall and base units. Sink and drainer unit with mixer tap. Plumbing for washing machine,

### **Landing**

Access to loft via ladder. Storage cupboard with solar panel control.

### **Bedroom One**

16' 8" x 9' 9" ( 5.08m x 2.97m )

Two double glazed windows to front aspect with fitted shutters. Radiator.

### **Ensuite**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

### **Bedroom Two**

17' max x 12' 3" narrowing to 5' 8" ( 5.18m max x 3.73m narrowing to 1.73m )

Double glazed window to front aspect. Radiator.

### **Bedroom Three**

12' 5" x 9' 4" narrowing to 5' 8" ( 3.78m x 2.84m narrowing to 1.73m )

Double glazed window to rear aspect. Radiator.

### **Bedroom Four**

13' 9" x 9' 1" ( 4.19m x 2.77m )

Two double glazed windows to rear aspect with fitted shutters. 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.

### **Front Garden**

A large driveway provides ample off road parking.

### **Rear Garden**

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn with mature beds.

### **Outbuildings**

Summer house and shed both with power and light connected.



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## Bantocks Road, Great Waldingfield Sudbury

- Extended detached home
- Four bedrooms with en-suite to master
- Large ground floor reception room/study
- Well maintained garden with summer house with power connected
- Ground floor W.C and utility room

Tenure: Freehold EPC Rating: D

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

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