



Abbotts Hall Close, Great Waldingfield, Sudbury, CO10 0WN

welcome to

Abbotts Hall Close, Great Waldingfield, Sudbury

Set in a quiet close enjoying beautiful field views is this executive four bedroom detached home with spacious living accommodation. The property benefits from an en-suite and ground floor cloakroom, and is further enhanced with a private garden, ample parking and a garage.



Entrance Hall

Double glazed door to front aspect. Radiator. Door leading to garage. Stairs rising to first floor.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Radiator.

Lounge

16' 2" x 11' 3" (4.93m x 3.43m)

Double glazed window to front aspect. Radiator.

Dining Room / Study

10' 2" x 8' 9" (3.10m x 2.67m)

Double glazed french doors leading to garden. Radiator. Door leading to conservatory.

Kitchen

9' 6" x 5' 5" (2.90m x 1.65m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral double oven and hob with extractor over. Space for appliances. Radiator.

Utility Room

6' 1" x 5' 5" (1.85m x 1.65m)

Double glazed door to rear aspect. fitted with matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Plumbing and space for washing machine and tumble drier. Radiator.

Conservatory

18' 7" x 6' 5" (5.66m x 1.96m)

Insulated roof. Double glazed windows to three aspects. Double glazed door to front and rear gardens with far reaching field views.

Galleried Landing

Double glazed window to side aspect. Airing cupboard, radiator.

Bedroom One

11' 6" x 9' 8" (3.51m x 2.95m)

Double glazed window to side aspect with views over the garden and fields. Two double built in wardrobes. Radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail, shaver point, extractor fan.

Bedroom Two

13' 3" max x 8' 10" (4.04m max x 2.69m)

Two double glazed windows to side aspect. Radiator.

Bedroom Three

11' + door recess x 10' 9" (3.35m + door recess x 3.28m)

Double glazed window to front aspect. Radiator.

Bedroom Four

10' 8" x 9' 8" (3.25m x 2.95m)

Double glazed window to rear aspect. Radiator.

Bathroom

Double Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator, extractor fan.

Front Garden

A shingle driveway provides off road parking and leads to the garage.

Rear Garden

The rear garden commences with a patio area with a pergola. The remainder is predominantly laid to lawn with mature trees and shrubs. Side access.

Garage

19' 1" x 8' 8" (5.82m x 2.64m)

Up and over doors. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD110127

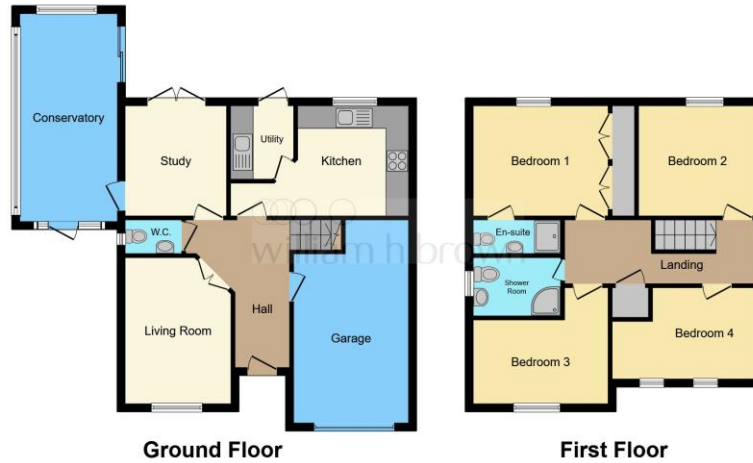


welcome to Abbotts Hall Close, Great Waldingfield Sudbury

- Four bedroom
- Detached home
- Garage and parking
- Field views
- Popular village location

Tenure: Freehold EPC Rating: Awaiting

offers in excess of
£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD110127



Property Ref:
SUD110127 - 0002

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



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



williamhbrown.co.uk