



Church Road, Little Waldingfield, Sudbury CO10 0SN



welcome to

Church Road, Little Waldingfield, Sudbury

Early viewing is advised of this beautifully presented detached house situated in the popular and attractive village of Little Waldingfield. The property benefits from spacious living accommodation, three bedrooms, en suite to master bedroom, off road parking, garage and enclosed rear garden.



Appleton House

An attractive individual property design detached home situated along a quiet lane leading to the Church in this well regarded local village. Sympathetically designed to blend with the surrounding area the property offers practical and versatile accommodation with a spacious and bright lounge with lovely wood burner, useful dining room and a beautiful kitchen/diner, the large main bedroom with en-suite is also a particular highlight. Further benefits include a long driveway providing parking, garaging and an enclosed rear garden. Accommodation in brief comprises of:

Entrance Hall

Front entrance door, stairs to first floor, under stair storage cupboard and electric radiator.

Cloakroom

Fully tiled with a suite comprising of Low level W.C, Wash hand basin and extractor.

Dining Room

12' 8" x 7' 2" (3.86m x 2.18m)
Dual aspect room with double glazed windows to front and side, electric radiator.

Lounge

18' 8" x 12' 8" (5.69m x 3.86m)
A bright and spacious room with two double glazed windows to the side aspect and a set of French doors with double glazed windows either side to the rear, electric radiator.

Kitchen / Diner

22' 7" x 10' 3" (6.88m x 3.12m)
This stunning room is again another well naturally lit room with three double glazed windows to the side aspect and a double glazed door to the rear, the kitchen then comprises of a ceramic sink and drainer unit with a mixer tap set in to areas of wooden work surfaces, with a range of matching wall and base units and matching breakfast bar. Space for appliances and space for that is currently housing a Calor gas feed Rangemaster.

Utility Room

7' 3" x 5' 11" (2.21m x 1.80m)
Double glazed window to front aspect, matching base units with work surface above, space and plumbing for a washing machine, extractor.

Galleried Landing

Loft access, double glazed window to front aspect.

Bedroom One

18' 8" Max x 12' 7" (5.69m Max x 3.84m)
Two double glazed windows to the rear overlooking the garden and beyond, two built in storage wardrobes and electric radiator.

En-Suite

Double glazed window to side with a suite comprising of shower cubical, low level W.C and wash hand basin, Heated towel rail and extractor.

Bedroom Two

15' 8" x 10' 4" (4.78m x 3.15m)
Double glazed window to rear, electric radiator and built in wardrobe

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)
Double glazed window to front, built in wardrobe and airing cupboard, electric radiator.

Family Bathroom

Double glazed to front, suite comprising of a bath with mixer tap and shower over, low level W.C and wash hand basin, electric radiator and extractor.

Frontage

Gated drive way leading to the garage

Rear Garden

Patio seating area with the rest mainly laid to lawn, courtesy door to garage and gate to front of the property.

Garage

15' 5" x 8' 6" (4.70m x 2.59m)
Double doors. Power and light connected.



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Church Road, Little Waldingfield, Sudbury

- Well Presented Detached House
- Spacious Living Accommodation
- Three Bedrooms
- Cloakroom, En Suite & Bathroom
- Off Road Parking & Garage

Tenure: Freehold EPC Rating: D

directions to this property:

Refer to map

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110139 - 0005

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