



Bantocks Road, Great Waldingfield, Sudbury CO10 0XT



welcome to

Bantocks Road, Great Waldingfield, Sudbury

Set within a popular village and giving easy access to the local primary school is this executive four bedroom detached home. The property offers spacious and flexible accommodation throughout, and is further enhanced with a beautiful garden, ample parking and garage.



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator.

Cloakroom

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

Study

10' 1" x 6' 5" (3.07m x 1.96m)

Double glazed bow window to front aspect. Radiator.

Lounge

18' 9" x 11' 7" (5.71m x 3.53m)

Double glazed window to side aspect. Double glazed patio doors leading to conservatory. Gas fire. Two radiators. Double doors leading to:-

Dining Room

14' x 9' 4" max (4.27m x 2.84m max)

Irregular shaped. Double glazed window to rear aspect. Radiator. Door leading to:-

Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window to front aspect. Radiator. 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 and waste disposal. Integral oven with hob and extractor over. Opening onto hallway and through to utility room.

Conservatory

15' 6" x 11' 1" (4.72m x 3.38m)

Double glazed windows to three aspects. Double glazed patio doors leading to garden.

Utility Room

17' 10" x 7' 10" (5.44m x 2.39m)

Double glazed window to rear aspect and double glazed door leading to garden. Velux window. Fitted with matching wall and base units. Stainless steel

sink and drainer unit. Central heating boiler. Door leading to part converted garage.

Landing

Double glazed window to front aspect. Access to loft via ladder. Storage cupboard and airing cupboard.

Bedroom One

11' 8" + wardrobes x 11' 5" (3.56m + wardrobes x 3.48m)

Double glazed window to rear aspect. Built in wardrobes with full length mirrored doors. Radiator.

Ensuite

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

Bedroom Two

11' 11" x 9' 5" (3.63m x 2.87m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

11' 11" x 7' 11" (3.63m x 2.41m)

Double glazed window to front aspect. Radiator.

Bedroom Four

11' 3" x 7' 11" (3.43m x 2.41m)

Double glazed window to front aspect. Radiator.

Bathroom

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

Converted Part Of Garage

14' 5" x 8' 6" (4.39m x 2.59m)

Power and light connected. Garage door remains at front. Radiator.

Garage

21' 11" x 7' 10" (6.68m x 2.39m)

Pitched roof. Up and over doors. Power and light connected.

Rear Garden

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



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welcome to

Bantocks Road, Great Waldingfield, Sudbury

- Four bedrooms
- Part converted double garage
- Detached home
- En-suite to master
- Ample off road parking

Tenure: Freehold EPC Rating: C

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD109835 - 0005

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