

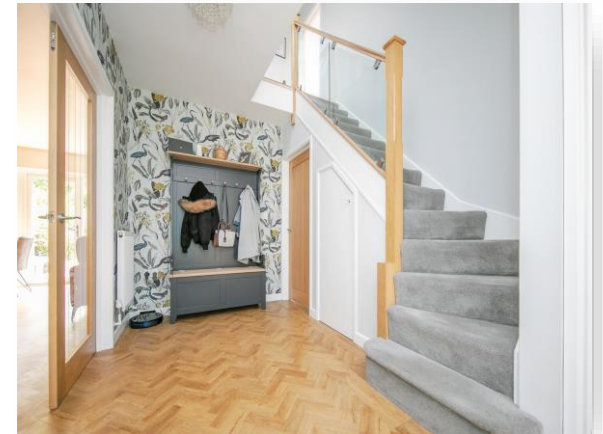


Waldingfield Road, Acton, Sudbury CO10 0AH

welcome to

Waldingfield Road, Acton, Sudbury

Occupying a generous plot within this popular location is this extremely well presented three bedroom detached home, the property offers spacious and flexible accommodation throughout including a large lounge and stunning family kitchen and is enhanced with ample parking and a garage.



Entrance Porch

Oak storm porch.

Entrance Hall

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

Study / 4th Bedroom

13' 6" x 10' 9" (4.11m x 3.28m)

Double glazed bay window to front aspect. Radiator.

Lounge

14' 4" x 13' 1" (4.37m x 3.99m)

Double glazed french doors leading to garden.

Vertical radiator.

Family Kitchen / Dining Area

Kitchen Area - 14' 4" x 13' 7". Dining Area - 12' 1" x 10' 10".

Double glazed bay window to front aspect. Double glazed french doors to rear aspect. Bespoke fitted kitchen with a range of matching wall and base units over areas of work surface. Breakfast island. Integral double oven, microwave and warming drawer. Sink and drainer set into stone worktops. Inset induction hob with extractor over. Herringbone flooring.

Utility Room

Double glazed door to side aspect. Fitted with wall and base units. Sink and drainer unit with mixer tap. Central heating boiler, plumbing for washing machine dishwasher and tumble drier. Door leading to:-

Cloakroom

Suite comprising low level WC and wash hand basin.

Landing

Velux window. Doors leading to bedrooms and bathroom.

Bedroom One

11' 6" x 9' 2" (3.51m x 2.79m)

Double glazed window to rear aspect. Radiator.

Door leading to ensuite and:-

Dressing Room

10' 6" x 8' 5" (3.20m x 2.57m)

Double glazed box bay window to front aspect.

Radiator.

Ensuite

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

Bedroom Two

13' 7" + door recess x 10' 4" (4.14m + door recess x 3.15m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

13' 6" x 9' 7" (4.11m x 2.92m)

Double glazed box bay window to front aspect.

Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Extractor fan.

Front Garden

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

Rear Garden

The large rear garden commences with a pergola and the remainder is predominantly laid to lawn.



view this property online williamhbrown.co.uk/Property/SUD109851



welcome to

Waldingfield Road, Acton Sudbury

- Three double bedrooms
- En-suite and dressing room to master bedroom
- Ample off road parking and garage
- Spacious lounge and study
- Stunning family kitchen/diner

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£550,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD109851



Property Ref:
SUD109851 - 0004

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