



Overing Avenue, Great Waldingfield, Sudbury CO10 0RJ

welcome to

Overing Avenue, Great Waldingfield, Sudbury

This FREEHOLD detached two bedroom coach house offers an abundance of bright and well-presented space throughout, and benefits from a carport/garage and its own private garden. The property sits in a quiet position within a popular modern development.



Entrance Hall

Double glazed front door. Stairs leading to first floor. Radiator.

Lounge

12' 7" x 14' 6" max (3.84m x 4.42m max)
Double glazed ???. Large storage cupboard. Two radiators. Door leading to the inner hall. Leads through to the kitchen.

Kitchen

7' 9" x 7' (2.36m x 2.13m)
Double glazed window to front aspect. Range of matching wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Integrated oven, hob and extractor. Space for appliances.

Inner Hall

Loft access.

Bedroom One

10' 3" x 10' 1" (3.12m x 3.07m)
Double glazed window to front aspect. Fitted shutters. Radiator.

Bedroom Two

10' 2" x 7' 1" (3.10m x 2.16m)
Double glazed window to rear aspect. Radiator.

Bathroom

Velux window. Suite comprising wc, bath with shower over, wash basin. Heated towel rail. Extractor.

Rear Garden

Path running to side of property leading to the garden. Patio area. Area of artificial lawn and raised bed.

Garage

18' 1" x 9' 4" max (5.51m x 2.84m max)
Up and over door. Power and lighting. Worktop. Storage cupboard.



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Overing Avenue, Great Waldingfield, Sudbury

- Two bedrooms
- Detached coach house
- Freehold
- Carport / Garage
- Spacious lounge

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers in excess of
£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110849 - 0004

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