



DAVID  
BURR

28 Roman Lane,  
Great Waldingfield, Suffolk



Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

This beautifully finished three-bedroom detached executive home is situated off a private cul-de-sac offering light spacious accommodation across two floors.

## A well presented three-bedroom detached house with garden and parking.

**ENTRANCE HALL:** An inviting space finished with a stone effect ceramic tile floor with corner cupboard providing useful storage for shoes and coats with stairs leading to first floor and doors leading to:-

**SITTING ROOM:** A generous reception room sitting from front to back with views over the front garden and French doors leading to rear garden terrace.

**DINING ROOM:** A more formal reception room with large window overlooking the front garden.

**KITCHEN/DINING ROOM:** The kitchen is fitted with a wide range of contemporary matching units with a Quartz worktop, matching return and metro tile splashback. Integrated appliances include an oven with ceramic hob and extractor above, one-and-a-half sink with mixer tap and drainer unit, dishwasher and fridge/freezer. Beyond this is a dining area with pretty views over the rear garden and French doors leading to rear garden terrace. In addition to the storage found in the kitchen is a large understairs storage cupboard that could be shelved out for a walk-in pantry.

**CLOAKROOM:** A two-piece suite consisting of a close coupled WC and wash hand basin with vanity storage with floor-to-ceiling stone effect ceramic tiling.

### First Floor

**LANDING:** A particularly deep airing cupboard with shelving provides useful storage with doors leading to:-

**MASTER BEDROOM:** A particularly generous master suite stretching from front to back with triple height built-in wardrobes with mirror frontage as well as space for other bedroom furniture. Door leading to:-

**EN-SUITE:** A three-piece suite consisting of a low threshold double-width built-in shower with overhead shower and shower screen, close coupled WC, wash hand basin with vanity unit, heated towel rail with attractive floor-to-ceiling ceramic tiling.

**BEDROOM 2:** A spacious second bedroom with double built-in wardrobe and mirror frontage with window overlooking the front garden.

**BEDROOM 3:** Another double bedroom with built-in double wardrobe and pretty views over the rear garden and countryside beyond.

**FAMILY BATHROOM:** A four-piece suite consisting of a close coupled WC, large panel bath with mixer tap, corner shower cubicle with overhead shower and shower screen, large wash hand basin with mixer tap and vanity unit, heated towel rail and attractive tile surround.

## Outside

To the front of the property a large block paved drive provides ample **OFF-ROAD PARKING** and in turn access to the **GARAGE** with up-and-over door and power connected with lighting and service door and is ready for car charging point. The front of the property is predominantly laid to lawn with well-stocked borders offering seasonal colour with footpath leading to front door and side access gate leading to the rear garden.

To the immediate rear of the property, accessed via French doors from both the kitchen/dining room and sitting room you will find a private terrace seating area being a great space for entertaining with the rest of the garden being predominantly laid to lawn with well-stocked borders of rose bushes, shrubs and flowers offering seasonal colour throughout the year.

**SERVICES:** Main water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

## AGENT'S NOTES

There is a service charge of £300 per annum.

**EPC RATING:** Band B – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** E.

**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick.

**ACCESSABILITY ADAPTIONS:** Yes

**WHAT3WORDS:** limits.unite.animal

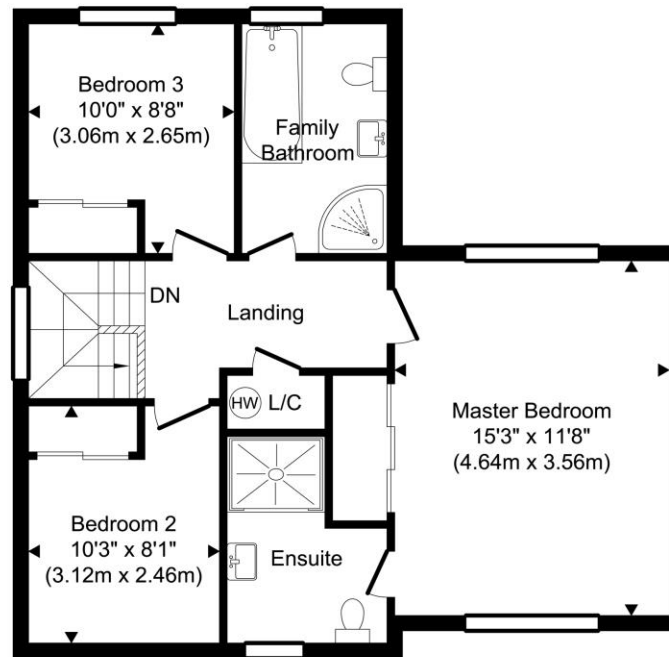
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

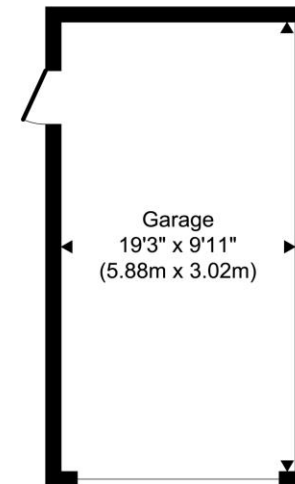
# 28 ROMAN LANE, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0HW



Ground Floor  
Approximate Floor Area  
584.58 sq. ft.  
(54.31 sq. m)



First Floor  
Approximate Floor Area  
584.58 sq. ft.  
(54.31 sq. m)



Outbuilding  
Approximate Floor Area  
191.05 sq. ft.  
(17.75 sq. m)

TOTAL APPROX. FLOOR AREA 1360.23 SQ.FT. (126.37 SQ.M.)

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