



**106 Waldingfield Road,  
Sudbury, Suffolk**

**DAVID  
BURR**



# 106 WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 2PY

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This beautifully finished five-bedroom detached house offers light spacious accommodation across two floors with a beautifully landscaped southerly facing rear garden with the possibility of secondary accommodation, subject to planning. The property has been significantly extended by the current owners creating a wonderful kitchen/dining/living space to the rear whilst being touching distance of town amenities Sudbury has to offer.

## **A well presented five-bedroom detached house with southerly facing garden and off-road parking.**

An obscure glass door from the vestibule brings you to:-

**ENTRANCE HALL:** With staircase leading to first floor, understairs storage cupboard and doors leading to:

**SITTING ROOM:** A wonderfully light room with large bay window offering views to the front with your attention immediately drawn to the fireplace with inset log burner and stone hearth with useful alcoves for living room furniture.

**SNUG:** A soft white brick fireplace with stone hearth and oak bressumer beam with useful alcove cupboard and seating area beyond opening to the kitchen/dining room. French glass panel doors leading to:-

**DRAWING ROOM:** A particularly spacious L-shaped room with window to the side and door leading to:-

**KITCHEN/DINING ROOM:** The kitchen is fitted with a wide range of matching shaker style units with a stone effect worktop and tile splashback. Integrated appliances include a ceramic hob with extractor above, one-and-a-half eye-level oven, fridge/freezer, stainless steel sink with drainer unit and mixer tap with space for a dishwasher and window offering pretty views over

the rear garden. Beyond this is a dining/seating area filled with natural light from two large Velux windows with bifold doors leading to rear garden terrace.

**UTILITY/BOOT ROOM:** With obscure glass panel door leading to rear garden terrace. This room is fitted with a range of shaker style cupboards providing useful storage with stone effect worktop, integrated sink with drainer unit and mixer tap with space for a washing machine, tumble dryer and fridge/freezer.

**CLOAKROOM:** A two-piece suite consisting of a WC and wash hand basin with mixer tap and attractive mosaic tiled splashback.

### **First Floor**

**LANDING:** Loft hatch with pull down ladder and doors leading to:-

**MASTER BEDROOM:** A wonderfully light double aspect room with space for a large double bed as well as other bedroom furniture with walk-in wardrobe fitted out with a range of shelving and hanging rail storage units leading to the en-suite.

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**EN-SUITE:** A three-piece suite consisting of a close coupled WC, double-width walk-in shower, wash hand basin with vanity unit and mixer tap, heated towel rail and attractive tiled surround.

**BEDROOM 2:** A generous double bedroom with pretty views over the rear garden.

**BEDROOM 3:** A spacious third double bedroom with large window offering charming views over the rear garden.

**BEDROOM 4:** Another good size double bedroom with useful alcoves for bedroom furniture and large window offering street scene views to the front.

**BEDROOM 5:** This room is currently utilised as a study but would work well as a single bedroom or dressing room with window to the front.

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

## Outside

To the front of the property a large block paved drive provides ample **OFF-ROAD PARKING** and turning space with side access gate leading to rear garden. In turn, the driveway provides access to the **GARAGE** that has been partially converted with initial service door bringing you to an inner hall with service door leading to the garage that is currently utilised as a very useful storage space fitted with a range of shelving units with further door leading to what is currently utilised as a **therapy room** but would work well as a **home office** with the possibility of **annexe accommodation**, subject to planning.

To the immediate rear of the property you will find a large terrace seating area being a fantastic space for entertaining leading out from the kitchen/dining room bifold doors. This is surrounded by raised borders providing seasonal colour finished with a slate effect tiling giving a contemporary finish. Beyond

this is a wide expanse of lawn with borders to either side and as you approach the back of the garden you will find a further pergola seating area offering a sheltered seating area surrounded by established bamboo. Beyond this is a large shed offering useful storage with two further neighbouring stores with a further large **timber framed storage shed** to the side of the property offering ample storage with neighbouring wood store.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating by radiators. Solar panels: please contact agent for further information. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band C – 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:** D.

**TENURE:** Freehold.

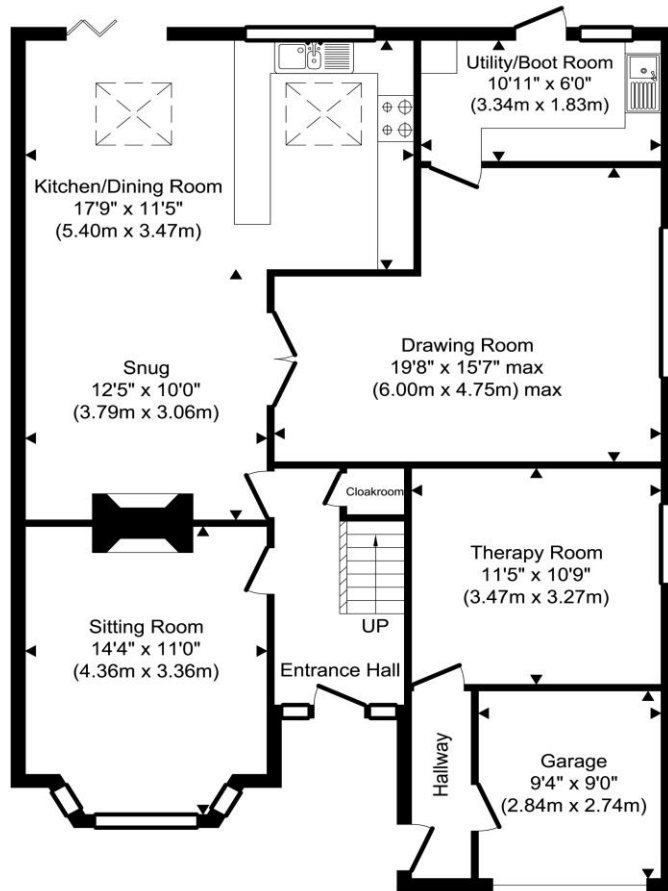
**CONSTRUCTION TYPE:** Brick.

**WHAT3WORDS:** rant.picnic.crawling

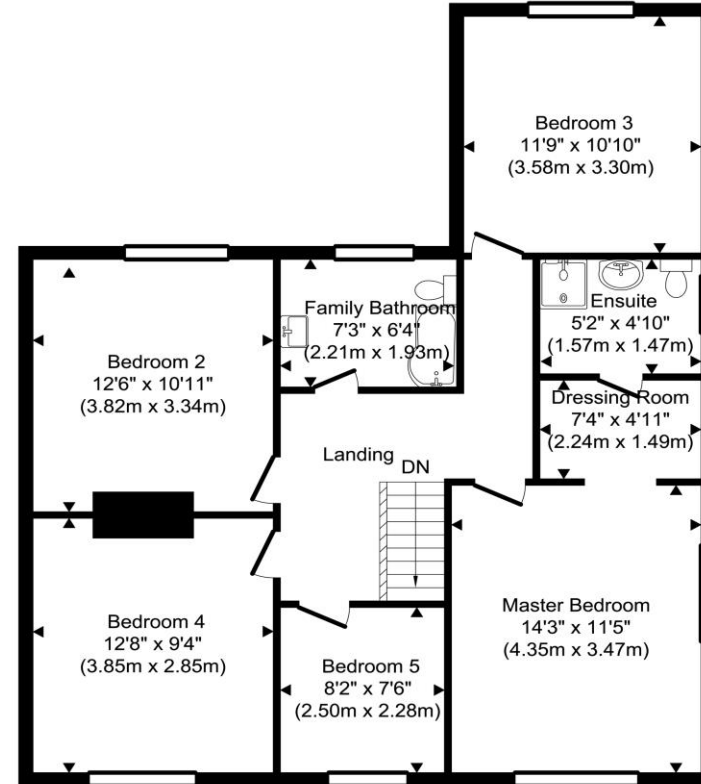
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

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Ground Floor  
Approximate Floor Area  
1106.96 sq. ft.  
(102.84 sq. m)



First Floor  
Approximate Floor Area  
907.61 sq. ft.  
(84.32 sq. m)

TOTAL APPROX. FLOOR AREA 2014.57 SQ.FT. (187.16 SQ.M.)

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