



DAVID
BURR

Cedar Top
Lavenham Road, Great Waldingfield, Suffolk CO10 0SE



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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 presented four-bedroom detached family home sits within generous grounds amounting to 0.33 acres that are incredibly private with a gated driveway leading to vast amounts of off-road parking and in turn access to the carport with a one-bedroom detached self-contained annexe beyond and neighbouring workshop.

A spacious family home with annexe

ENTRANCE VESTIBULE: Attractive arched brickwork brings you to this sheltered area with space for logs and solid wooden door leading to:-

ENTRANCE PORCH: A useful space with room for shoes and coats and door leading to:-

SITTING ROOM: This is a particularly light, double-aspect room with views over both the front and side garden with your attention immediately drawn to the large multi-fuel burning stove with stone hearth. This room is finished with a high quality parquet flooring in a herringbone pattern with useful storage cupboard.

KITCHEN/DINING ROOM: Situated at the back of the house, this is a wonderfully sociable room with windows overlooking the side and rear garden, as well as French doors leading to a large terraced seating area, being a great space for entertaining. The kitchen is fitted with a wide range of traditional Shaker-style cupboards with a thick oak worktop above and attractive tiled splashback. Integrated appliances include a ceramic sink with drainer unit and mixer tap, oven and electric hob, dishwasher and space for a large American-style fridge freezer. The kitchen area is finished with ceramic tiled flooring with the dining area finished with parquet flooring. Open wrought iron staircase with solid wood tread leads you to the first floor with further door leading to:-

RECEPTION HALL: This is the more commonly used entrance neighbouring the carport with a glass panelled door providing access with

double door cupboard providing useful storage for shoes and coats and door leading to an inner hall, in turn providing access to an airing cupboard as well as doors leading to:

BEDROOM 4: A generous fourth bedroom with double built-in wardrobe and three windows providing plenty of natural light with views over the side garden.

BATHROOM: A three-piece suite consisting of a large panelled bath with mixer tap, close coupled WC and pedestal wash hand basin with attractive tiling and mirrored splashback.

First Floor

LANDING: Doors leading to:-

BEDROOM 1: A light double-aspect room with space for a large bed, dressing table and other bedroom furniture with useful eave storage and door leading to:-

BEDROOM 3/DRESSING ROOM: This room is currently utilised as a dressing room but has had previous uses as a further double bedroom with door leading to:-

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

BEDROOM 2: This is a generous guess bedroom stretching from front to back with charming views over the rear garden with built-in wardrobe offering useful storage with door leading to:-

EN-SUITE: A three-piece suite consisting of a double width shower cubicle with attractive tiled surround, close coupled WC and pedestal wash hand basin with attractive tiled splashback.

Outside

Attractive curved brickwork and pillars with remote controlled wrought iron gating brings you to a long shingle drive providing ample **OFF-ROAD PARKING** and in turn access to a large sheltered **CARPORT**. A further wrought iron pedestrian gate and footpath leads through the front garden and to the front door.

The established grounds accompanying Cedar Top amounting to a third of an acre are one of the property's most attractive features, being particularly private with well-maintained hedgerow boundaries wrapping around the house.

To the front is a wide expanse of lawn with established borders offering seasonal colour, shrubs and hedging with central water fountain with raised borders to one side and the lawn continuing down the side and wrapping around the back.

To the rear of the property accessed off the kitchen/dining room is a large terraced seating area that becomes a real sun trap in the afternoon and is a great space for entertaining with a number of fruit trees continuing around and beyond here.

ANNEXE: Accessed off the carport via a glass panelled door is an open-plan **KITCHEN/DINING/LIVING ROOM** with French doors leading onto a rear terrace with pretty garden views beyond. The kitchen is fitted out with a wide range of traditional units with a stone-effect worktop above, integrated sink with drainer unit, over and hob with space for washing machine and dishwasher with attractive tiled splashback, space for a dining table and chairs leading onto a seating area and space for a wall-mounted TV. Door leading to:-

BEDROOM: A generous sized room with window to the side and door leading to:-

SHOWER ROOM: A three-piece suite consisting of a close-coupled WC, pedestal wash hand basin and corner shower cubicle with heated towel rail.

WORKSHOP: Neighbouring the annexe is a large timber-framed workshop with double doors for storing garden machinery, as well as a service door and window overlooking the garden and large work bench.

Agent's Notes

In line with the Estate Agents Act 1979 potential buyers should be aware that this property belongs to some with connections to an employee of David Burr (Long Melford) Ltd.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

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

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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

WHAT3WORDS: vouch.splinters.miss

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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TOTAL FLOOR AREA : 3424 sq.ft. (318.1 sq.m.) approx.

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