



DAVID
BURR

Thatch Cottage
Great Waldingfield, Suffolk



Thatch Cottage, Great Waldingfield, Suffolk, CO10 0RG

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 charming three bedroom single storey cottage sits on the edge of the village enjoying far reaching countryside views within a plot amounting to 0.19 acres with an opportunity to purchase more land via separate negotiation. This property is being offered with no onward chain.

A delightful three bedroom period home abutting open countryside.

SITTING ROOM: A solid wooden door brings you to this charming room with a large soft red brick chimney breast with inset coal effect gas burning stove, large casement window overlooking the front garden this room is finished with an oak flooring.

KITCHEN: The kitchen is fitted with a wide range of traditional units with a stone effect worktop and tiled splashback integrated appliances include a ceramic sink with drainer unit and mixer tap, gas hob with extractor above, double eye level oven with space for a fridge freezer. This room is finished with a light brick flooring, exposed studwork with views to the front and door leading to the front garden.

REAR HALL: Two solid doors from this room open up onto the rear garden finished with a light brick floor exposed studwork and space for shoes and coats.

BEDROOM 1: A generous double bedroom with exposed studwork casement window to the front and finished with a pine flooring.

BEDROOM 2: A double bedroom with window offering views over the rear garden.

BEDROOM 3: A spacious third bedroom accessed off the second bedroom. This could be easily changed subject to planning.

SHOWER ROOM: A three piece suite consisting of a close coupled WC, wash hand basin and double width low threshold shower for easy access and a large airing cupboard.

Outside

To the front of the property is an established hedgerow border giving the cottage great privacy with a footpath leading to the front door. Mature box hedging to either side and an expanse of lawn with a range of well stocked borders including a number of rose bushes with the back drop of an old soft red brick Suffolk wall. Beyond here is an area of off road parking leading to the back of the plot.

The rear garden is predominantly laid to lawn with a wonderful walled boundary and far-reaching countryside views. To the left hand side are established borders of shrubs, hedging and flowers offering colour throughout the year. There is a soft red brick outbuilding that was once a bakehouse with bread oven and neighbouring outside cloakroom. Within the property grounds are numerous fruit trees with an area beyond here to create parking or build a cartlodge, subject to planning.

Agent's notes

The property is Grade II listed

A further quarter of an acre is available via separate negotiations. Please call agent for more details.

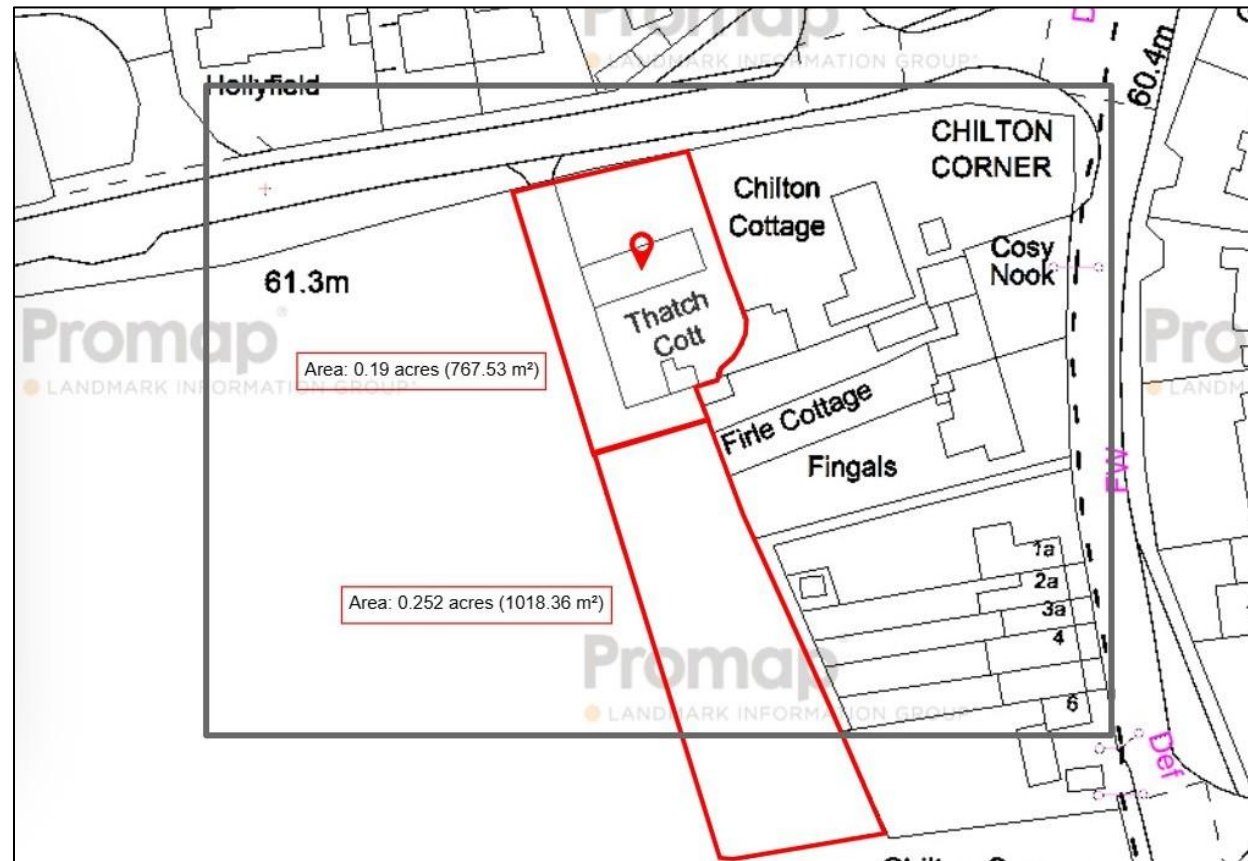
SERVICES: Main water, drainage, electricity and gas connected. **NOTE:** None of these services have been tested by the agent.

COUNCIL TAX BAND: - To be confirmed. For more information please speak to the office.

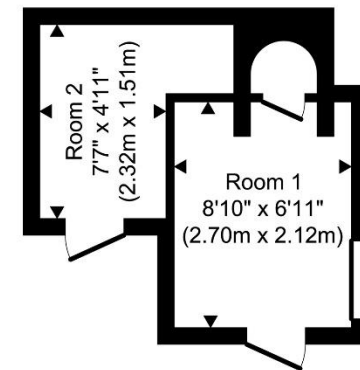
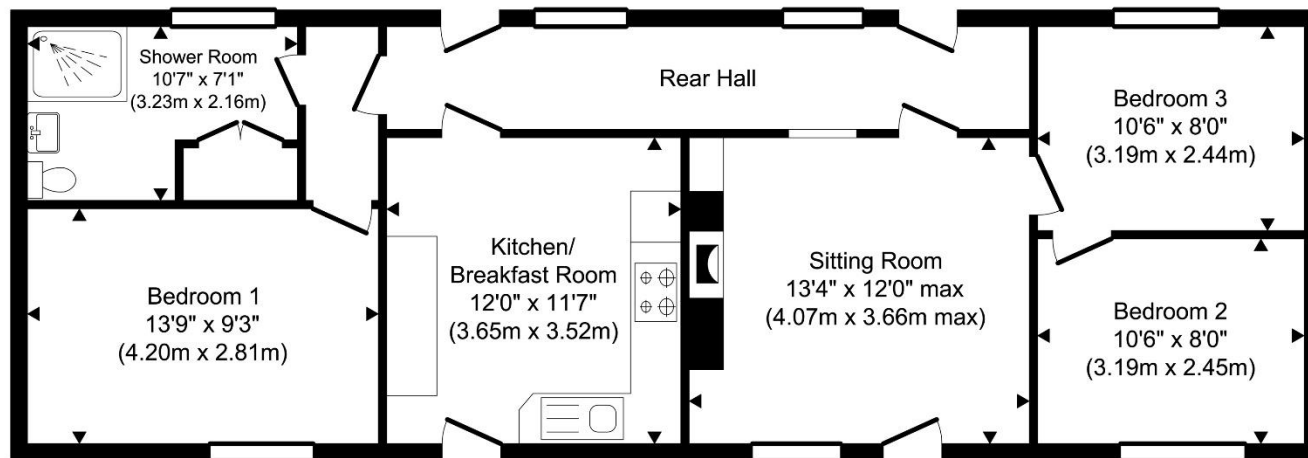
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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
820.64 sq. ft.
(76.24 sq. m)

Outbuildings
118.83 sq. ft.
(11.04 sq. m)

TOTAL APPROX. FLOOR AREA 939.47 SQ.FT. (87.28 SQ.M.)

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