



DAVID
BURR

**Boston Cottage,
Little Waldingfield, Suffolk**



Boston Cottage, Church Road, Little Waldingfield, Sudbury, Suffolk, CO10 0SW

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

Situated on a quiet lane in the picturesque village of Little Waldingfield, is this charming four bedroom detached soft-red brick Victorian home that offers spacious accommodation throughout including a large kitchen/dining/family room extension with bi-fold doors leading on to a generous cottage style garden, that is incredibly private.

Front door leading to:-

BOOT ROOM: This room is entered by an oak porch and stable door leading to an inviting space fitted out with a range of bespoke cupboards and seating bench for shoes and coats. Finished with a stoned tiled floor that continues in the kitchen/dining room with a further floor to ceiling storage cupboard beyond and matching fitted pantry style cupboard offering fantastic storage. Glass panel door leading to:

KITCHEN/DINING ROOM: This is a wonderfully light 'L' shaped room that was extended and remodelled in 2017 with a dining area to the rear, full of natural light with two lantern windows and two sets of bi-fold doors leading onto the rear garden. The kitchen is fitted with a wide range of traditional shaker style cupboards with a thick quartz worktop above incorporating a double width butler sink with mixer tap above, one and a half eye-level oven, ceramic hob with a matching return creating a breakfast bar seating area.

SITTING ROOM: Open planned off the dining room, this is a charming room being part of the original Victorian build, your attention is immediately drawn to the fireplace with moulded surround, brick hearth and inset wood burner. To the side of this, you will find a useful alcove storage cupboard with shelving above and casement window to the front.

GARDEN ROOM: Accessed via double doors from the dining room, this is a wonderfully light room with french doors and windows overlooking the rear garden, finished with a high quality oak flooring that continues into the inner hall.

INNER HALL: Staircase leading to first floor, useful storage cupboard and door leading to:

SNUG: This once upon a time would have been the principal reception room to one of the two cottages before conversion and could have a range of different uses and has more recently been used as a home office, with solid wooden door and casement to front. This room is finished with a soft Suffolk white brick flooring with cast iron fireplace and alcove cupboard.

CLOAKROOM: A traditional suite consisting of a close coupled WC, wash hand basin with useful under storage space.

First Floor

LANDING: Airing cupboard and door leading to:

BEDROOM 1: A large double aspect room with views over the garden, double built in wardrobe and door leading to:

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

BEDROOM 2: A generous double bedroom with room for a double bed as well as other bedroom furniture, with casement window to the front and Victorian style cast iron fireplace.

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BEDROOM 3: A double bedroom with built in double wardrobe, casement window to the front and Victorian style cast iron fireplace.

BEDROOM 4: A generous double bedroom with views over the rear garden and space for other bedroom furniture.

FAMILY BATHROOM: A four piece suite consisting of a close coupled WC, pedestal wash hand basin, large panelled bath with tiled surround, corner shower cubicle with overhead shower and tiled surround and useful living storage cupboard.

Outside

To the front of the property is a large shingled driveway which provides ample off-road parking with an oak framed porch leading to the boot room and double gates leading to the rear garden and the possibilities of further off-road parking.

To the immediate rear of the property, accessed off both the dining room and garden room, is a large terraced seating area being of great space for entertaining with the rest of the garden being predominately laid to lawn, with mature shrub borders, planted out to offer seasonal colour. Beyond the driveway, you will find a converted garage that is set up as a utility room, fitted with a range of matching shaker style units with a wood effect worktop incorporating a stainless steel sink with mixer tap above, with space for washing machine, tumble dryer, a further freezer and useful storage cupboard. Neighbouring this, is a double door shed offering fantastic storage with a further log store beyond.

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Mains water, electric and drainage. Oil fired and electric 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.

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

COUNCIL TAX BAND: F.

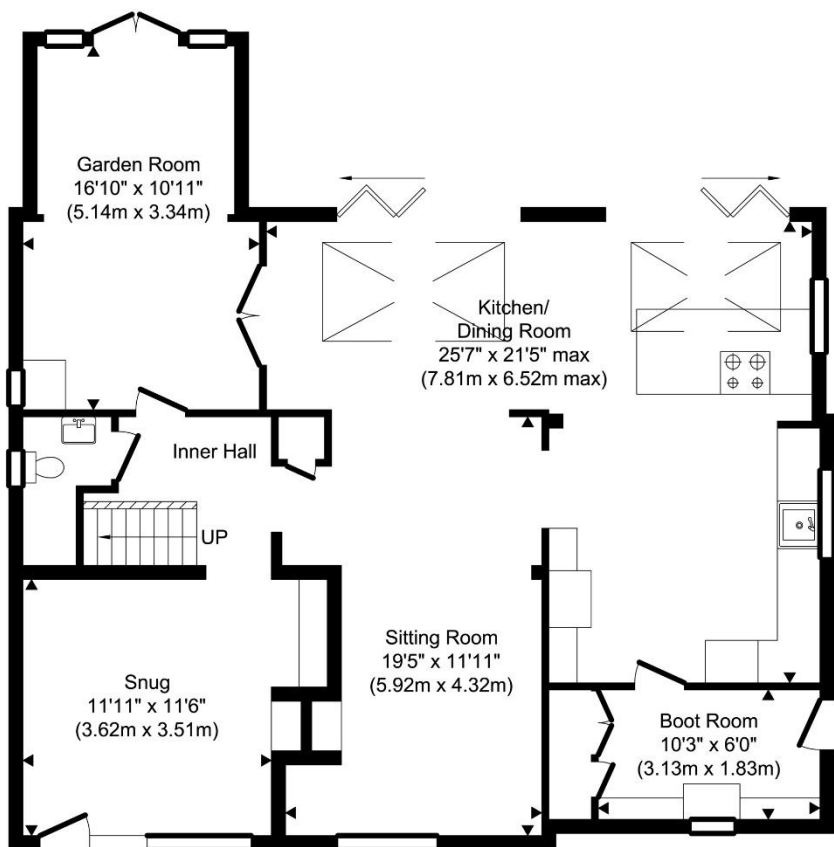
TENURE: Freehold

CONSTRUCTION TYPE: Brick.

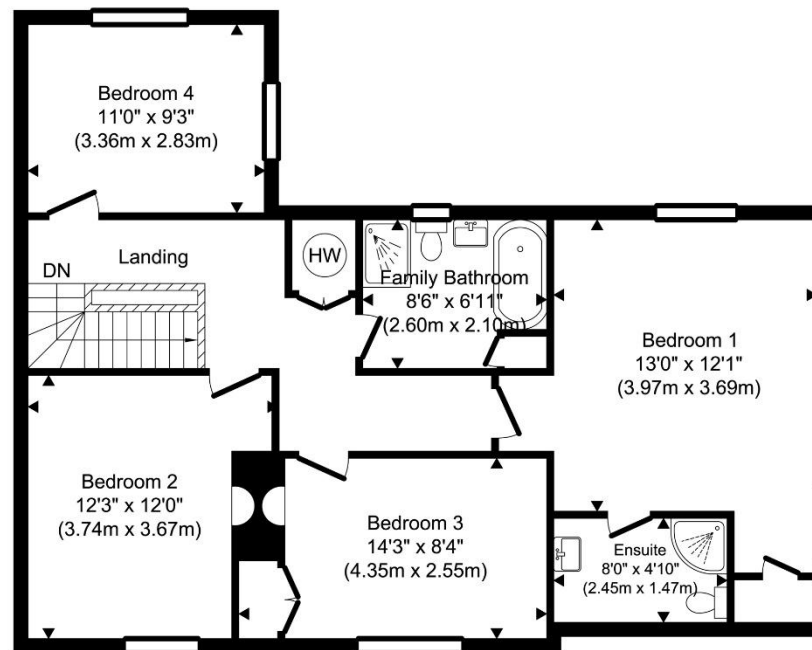
WHAT3WORDS: ///joyously.layered.stamp

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.

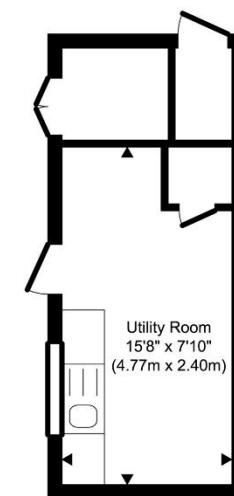
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Ground Floor
Approximate Floor Area
1113.31 sq. ft.
(103.43 sq. m)



First Floor
Approximate Floor Area
796.95 sq. ft.
(74.04 sq. m)



Outbuilding
Approximate Floor Area
159.30 sq. ft.
(14.80 sq. m)

TOTAL APPROX. FLOOR AREA 2069.57 SQ.FT. (192.27 SQ.M.)

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