



## Waldingfield Road, Sudbury

Extending to over 3,500 sq ft and arranged across three floors, this exceptional newly built family home combines striking proportions, contemporary interiors, and landscaped gardens. With versatile reception rooms, six bedrooms, and a stunning open-plan kitchen and family hub, it has been designed with modern living in mind.

Guide price £950,000

# Waldingfield Road

## Sudbury, CO10



- Chain Free
- 10 Year New Build Warranty
- Double-height entrance hall/Open-plan kitchen & family hub
- Cinema/media lounge & study
- Luxurious principal suite with dressing room
- Six bedrooms, six bathrooms
- Landscaped garden with entertaining zones
- Ample parking & integral garage
- Over 3,500 sq ft across three floors
- Guide Price £950,000 - £1,000,000

### The Property

#### Ground Floor: (underfloor heating)

The home opens into an impressive entrance hall, where a double-height void and glazed balustrades set a striking first impression.

From here, doors lead into the expansive kitchen/dining/family hub — the true heart of the home. A substantial central island anchors the space, complemented by bespoke cabinetry, integrated appliances, and generous work surfaces. The dining area and lounge flow seamlessly together, enhanced by bi-fold doors opening directly to the terrace and garden, filling the space with natural light. The rear of the property also benefits from electric blinds across all floors.

To one side of the ground floor, a cinema room provides a cosy retreat, while a playroom offers a versatile family space. A study lies to the front of the home, ideal for home working. Practical elements are equally well considered, with a utility room, ground floor shower room, and access to the integral garage.

#### First Floor:

The principal suite spans one wing of the first floor. It comprises a spacious bedroom, a dressing room with bespoke fitted wardrobes, and a luxury ensuite featuring a freestanding bath, walk-in shower, and sleek contemporary tiling.

Three further double bedrooms are found on this level, all of which enjoy private ensembles, as well as a modern family bathroom.

#### Second Floor:

The top floor offers two additional double bedrooms, both light-filled thanks to skylights and dormer windows. These are supported by a further shower room, creating a self-contained floor — perfect for older children, guests, or even an office/studio arrangement.

#### The Outside

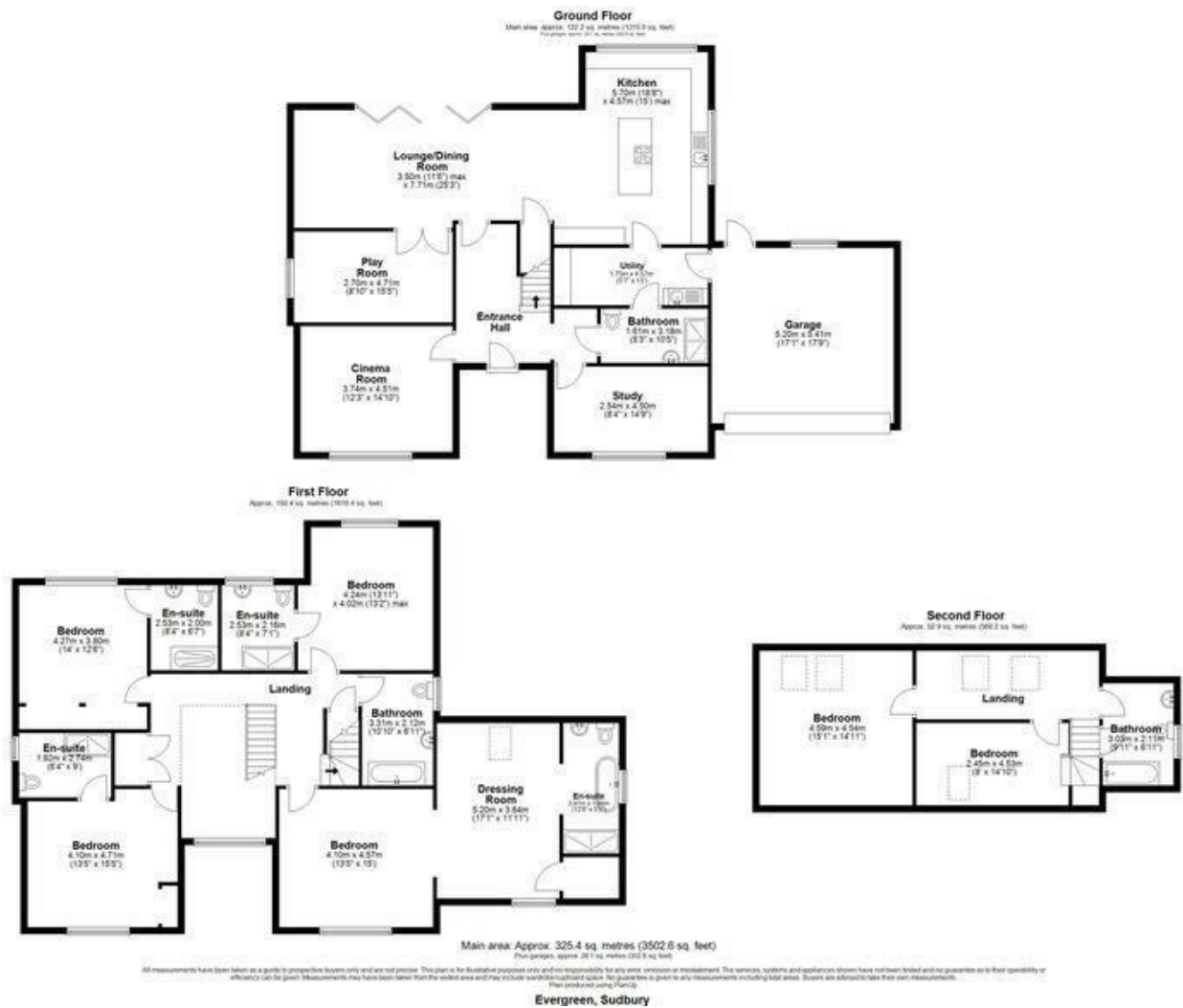
The exterior is as impressive as the interior. To the front, the red-brick façade and landscaped approach provide strong kerb appeal, with ample driveway parking leading to the integral garage.

To the rear, the garden has been thoughtfully landscaped. A broad paved terrace extends directly from the bi-fold doors, with defined zones for lounging and al fresco dining beneath contemporary pergolas. Beyond, a large lawn is framed by raised beds and modern planting, offering both style and practicality for family life and entertaining.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	