

oakheart



£500,000

Offers In The Region Of  
Holbrook Close, Great Waldingfield

Situated within a quiet cul-de-sac in the highly regarded Suffolk village of Great Waldingfield, this spacious four bedroom detached family home offers versatile accommodation, generous living space and excellent potential for modern family living.

Entry is gained via the boot room leading to a welcoming entrance hall with stairs rising to the first floor and access to the principal reception rooms. The sitting room is generously proportioned centrally located creating a cosy setting. Double doors lead through to the dining room, which benefits from direct access to the rear garden, allowing for an ideal flow between indoor and outdoor living.

The kitchen/breakfast room forms the heart of the home, offering extensive work surface space and ample room for informal dining. A separate utility room provides additional practicality with external access to the side of the property. Also located on the ground floor is a versatile study, ideal for those working from home, alongside a convenient cloakroom/WC. The integral garage offers further storage potential or scope for conversion subject to the necessary permissions.

Upstairs, the property offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobe space and a private en suite shower room. A further spacious double bedroom is positioned to the opposite side of

the landing, whilst two additional bedrooms provide flexible accommodation for children, guests or further office space. The family bathroom serves the remaining bedrooms and comprises a panel bath, WC and wash hand basin.

Externally, the property enjoys a private rear garden offering ample space for outdoor entertaining, family activities and planting. The home further benefits from off street parking and an established residential setting within easy reach of local amenities, schooling and countryside walks.

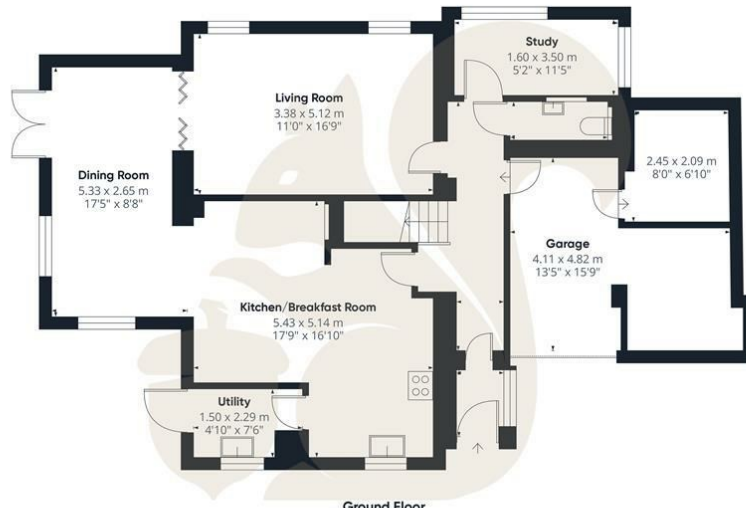
Call Oakheart today to arrange your viewing!











Ground Floor



Floor 1



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**GLA<sup>®</sup>**  
162.84 m<sup>2</sup>  
1752.74 ft<sup>2</sup>

**Total**  
180.88 m<sup>2</sup>  
1946.99 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom

----- Below 1.5 m/5 ft  
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
E

**Energy Efficiency Rating**

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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