



**Green Acre, Great Waldingfield, Sudbury CO10 0SB**

**welcome to**

**Green Acre, Great Waldingfield, Sudbury**

Set within one of the villages most popular location is this three bedroom detached home. The property offers spacious accommodation throughout, including a large lounge and dining room and is further enhanced with driveway parking and a garage.



**Entrance Porch**

Double glazed door to front aspect. Double glazed window to side aspect.

**Entrance Hall**

Radiator. Stairs rising to first floor. Storage cupboard and boiler cupboard.

**Cloakroom**

Window to side aspect. Suite comprising low level WC and wash hand basin.

**Lounge**

Double glazed window to front aspect overlooking the green. Radiator. Glazed partition with sliding double doors to.

**Dining Room**

Double glazed window to rear aspect. Radiator. Door leading to:-

**Kitchen**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Integral oven with hob and hood over. Space for appliances. Storage cupboard. Two radiators. Door leading to:

**Rear Lobby**

Double glazed door leading to garden. Large utility cupboard. Door leading to garage.

**Landing**

Double glazed window to side aspect. Access to loft. Large airing cupboard.

**Bedroom One**

Double glazed window to front aspect overlooking the green. Built in wardrobe. Radiator.

**Bedroom Two**

Double glazed window to rear aspect. Built in wardrobe. Radiator.

**Bedroom Three**

Double glazed window to front aspect overlooking the green. Radiator.

**Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

**Front Garden**

A driveway leads to the garage and the remainder is predominantly laid to lawn.

**Rear Garden**

The rear garden is predominantly laid to lawn with shrubs to borders.

**Garage**

Up and over doors. Power and light connected.



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## **Green Acre, Great Waldingfield, Sudbury**

- Detached home
- Three bedrooms
- Garage
- Off road parking
- Spacious lounge and dining room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111151 - 0004

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