

oakheart



£350,000

Offers Over  
Heath Estate, Great Waldingfield

Situated in a quiet cul-de-sac within the well-connected village of Great Waldingfield, this well-proportioned two/three bedroom home is offered with no onward chain and provides flexible accommodation ideal for a range of buyers.

The property opens into a central hallway giving access to all principal rooms. The spacious living room offers a comfortable setting for relaxing and entertaining, while the separate dining room provides versatility and could equally serve as a third bedroom, depending on requirements.

The kitchen features a range of sleek gloss base and wall mounted units

topped with timber effect work surfaces, tiled splash backs, an integral eye level oven, four ring gas hob and an inset stainless steel sink and drainer unit complete with a chrome mixer tap. A practical utility space offers further wall mounted units and space for appliances.

The family bathroom is generous in size featuring a double width shower cubicle, panel bath tub, low level WC and wash hand basin.

This bungalow also offers two well sized double bedrooms, of which the principal suite enjoys good natural light flow from a large rear facing window enjoying views over the rear garden.

Outside, the property benefits from a well-sized rear garden, predominantly laid to lawn, providing an ideal space for outdoor enjoyment. To the front, there is off-street parking for up to three vehicles as well as a single garage.

Occupying a peaceful position within this popular village, the property combines a quiet setting with good access to nearby amenities and transport links, making it an excellent opportunity for families, downsizers, or those seeking a more relaxed village lifestyle.

Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

**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 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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