

oakheart



£475,000

Price Guide

Folly Road, Great Waldingfield

* Guide Price £475,000 - £500,000*

This extended three/four-bedroom semi-detached home is ideally positioned within the quiet and well-served village of Great Waldingfield, enjoying attractive field views to both the front and rear, along with a generous rear garden measuring approximately 150ft in length.

The property offers spacious and versatile accommodation, with the ground floor comprising a welcoming entrance hall, a comfortable living room, and a separate dining area leading through to a well-appointed kitchen/breakfast room. Additional reception space includes a snug and a study/games room,

providing flexibility for modern family living or those working from home. A useful utility area and ground floor cloakroom complete the downstairs layout.

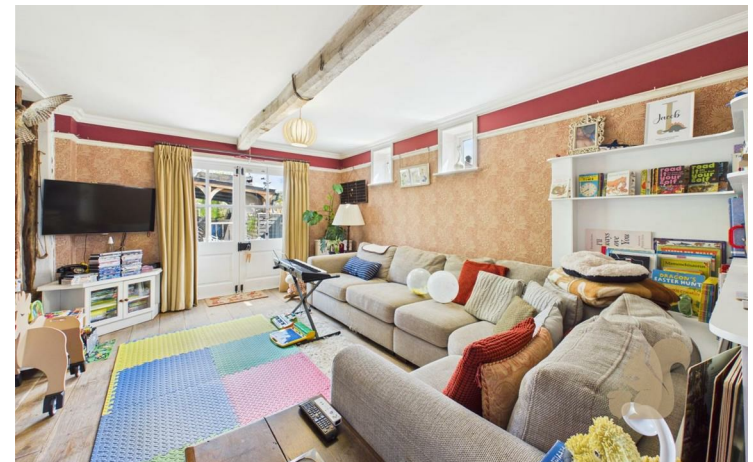
Upstairs, the first floor features three well-proportioned bedrooms, including a principal bedroom with en suite facilities, alongside a family bathroom. A further mezzanine level adds additional versatility, ideal for use as a dressing area, home office or hobby space.

Externally, the standout feature is the impressive rear garden, extending to approximately 150ft, mainly laid to lawn and offering a wonderful outdoor space with open countryside beyond. To the front, the property benefits from

off-street driveway parking for two vehicles.

Combining generous living space, a desirable village setting and far-reaching field views, this property presents an excellent opportunity for families and buyers seeking a home with both space and a semi-rural feel. Early viewing is highly recommended.

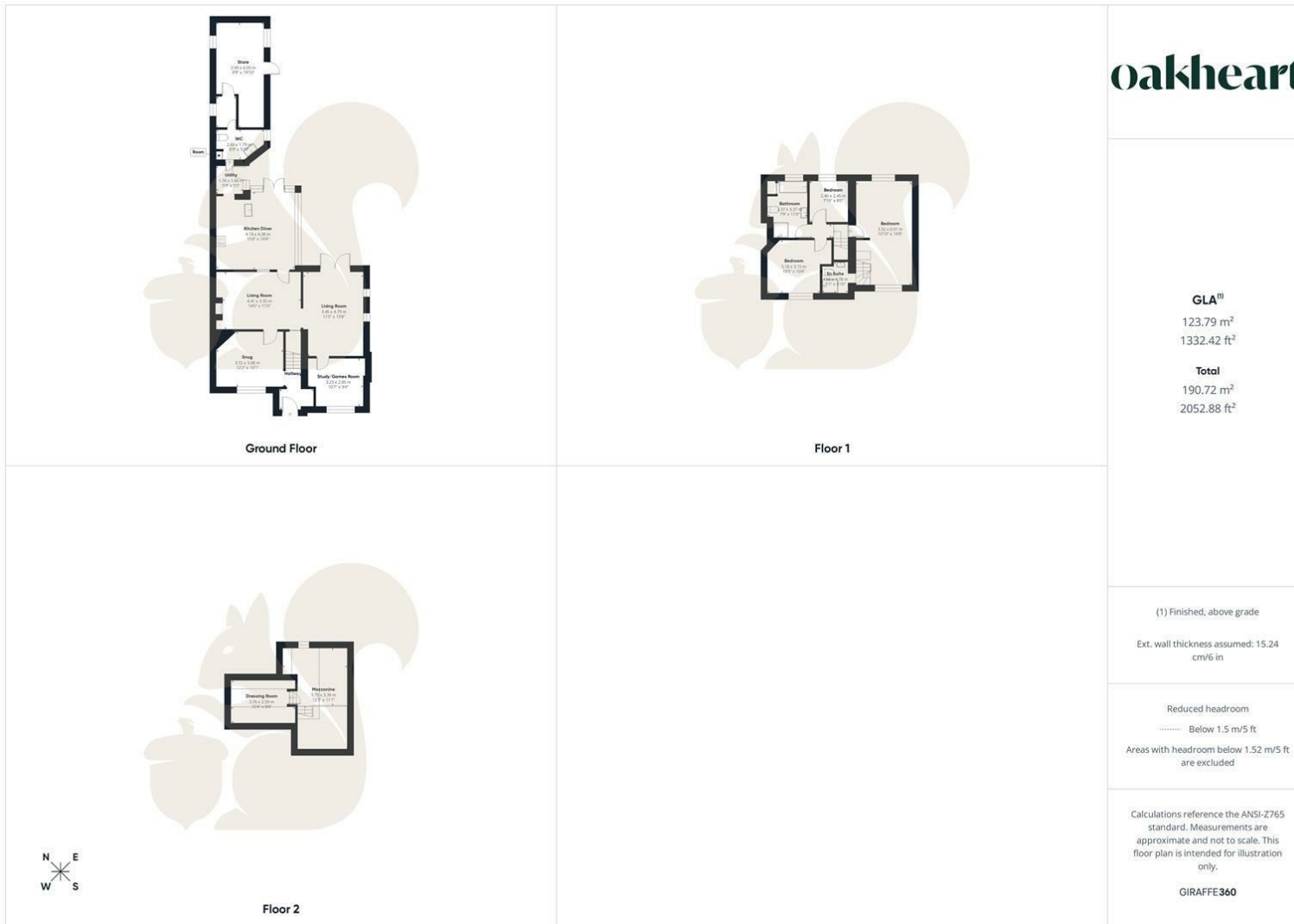
Call Oakheart today to arrange your viewing!











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GLA¹⁾
 123.79 m²
 1332.42 ft²

Total
 190.72 m²
 2052.88 ft²

(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:
 B

Energy Efficiency Rating

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