

oakheart



£240,000

Price Guide

Lynns Hall Close, Great Waldingfield

PRICE GUIDE £240,000 - £250,000 - Tucked away in a quiet position at the end of a popular cul-de-sac in the sought-after village of Great Waldingfield, this well-presented two-bedroom end of terrace home offers two parking spaces, spacious living accommodation, private outdoor space, and the added benefit of a versatile garden studio.

The property is entered via a porch leading into a bright and well-proportioned living room, featuring a front-facing window and stairs rising to the first floor. To the rear, a generously sized kitchen/diner is fitted with a range of matching wall and base units, integrated oven and hob, and space for appliances, with windows to the side and rear allowing for plenty of natural

light. A conservatory extends the living space further, providing a useful additional reception area with direct access to the garden.

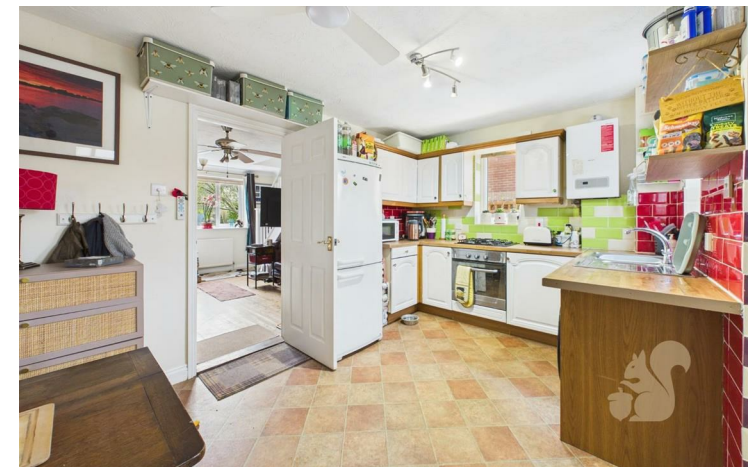
Upstairs, the property offers two well-sized bedrooms, including a principal bedroom with built-in wardrobe, and a second bedroom overlooking the rear garden. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, and low-level WC.

Externally, the rear garden begins with a patio seating area and extends to lawn with planted borders, offering a private and well-maintained outdoor space. A particular highlight is the detached garden studio, fully equipped with

power and lighting, making it ideal as a home office, gym, or creative space. The property also benefits from wide side access, a storage shed, and two allocated parking spaces.

Further benefits include the installation of solar panels with battery storage (installed July 2023), providing improved energy efficiency.

Call Oakheart today to arrange your viewing!











**oakheart**

**GLA<sup>1)</sup>**  
70.67 m<sup>2</sup>  
760.7 ft<sup>2</sup>

**Total**  
70.67 m<sup>2</sup>  
760.7 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:  
B

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>87</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.

Oakheart Sudbury  
01787 322 322  
sudbury@oakheart.co.uk  
18 Market Hill, Sudbury, Suffolk, CO10 2EA

**oakheart**