



**Holbrook Close, Great Waldingfield, Sudbury CO10 0XX**



**welcome to**

**Holbrook Close, Great Waldingfield, Sudbury**

Set on a popular cul-de-sac within the highly regarded village of Great Waldingfield is this impressive three bedroom detached home, offering spacious and flexible accommodation including lounge with wood burner, kitchen/diner and large conservatory.



### **Entrance Hall**

Double glazed door to front aspect. Understairs cupboard. Stairs rising to first floor. Radiator.

### **Shower Room**

Suite comprising low level WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail.

### **Office**

Double glazed bay window to front aspect. Double glazed window to side aspect. Radiator.

### **Kitchen / Diner**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with hood over. Double glazed patio doors leading to conservatory and door to utility room. Double doors leading to:-

### **Lounge**

Double glazed bay window to front aspect. Fireplace housing inset wood burner. Radiator.

### **Utility Room**

Double glazed window to rear aspect. Double glazed door to rear aspect. Stainless steel sink and drainer unit. Central heating boiler.

### **Conservatory**

Double glazed windows to three aspects. Double glazed french doors leading to garden. Two electric heaters.

### **Landing**

Access to loft. Storage cupboard.

### **Bedroom One**

Double glazed window to rear aspect. Built in wardrobes, radiator.

### **Bedroom Two**

Double glazed window to front aspect. Built in wardrobes, radiator. Access to eaves.

### **Bedroom Three**

Double glazed window to front aspect. Built in wardrobes, radiator. Access to eaves.

### **Bathroom**

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Heated towel rail.

### **Front Garden**

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

### **Rear Garden**

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn.

### **Garage**

Power and light connected. Pitched roof. Plumbing for washing machine. Up and over door.



**view this property online** [williamhbrown.co.uk/Property/SUD110246](http://williamhbrown.co.uk/Property/SUD110246)



welcome to

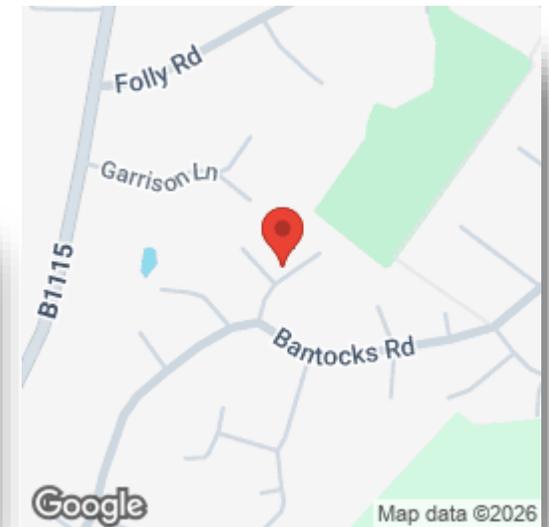
## Holbrook Close, Great Waldingfield, Sudbury

- Three bedrooms
- Detached home
- Stunning kitchen/diner
- Spacious lounge with wood burner
- Large conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £400,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110246](https://www.williamhbrown.co.uk/Property/SUD110246)



Property Ref:  
SUD110246 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10  
2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)