



**Heath Estate, Great Waldingfield, Sudbury CO10 0TZ**



**welcome to**

**Heath Estate, Great Waldingfield, Sudbury**

\*NO ONWARD CHAIN\* Set within a popular cul-de-sac is this three bedroom detached bungalow. The property offers spacious and flexible accommodation, and is further enhanced with a private rear garden, off road parking and a garage.



**Entrance Porch**

Double glazed entrance door. Door leading to:-

**Entrance Hall**

Access to loft.

**Lounge**

Double glazed window to side aspect and double glazed patio doors leading to garden. Radiator.

**Kitchen**

Double glazed window to side aspect and door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Airing cupboard and cupboard housing central heating boiler. Space for appliances.

**Bedroom One**

Double glazed window to front aspect. Radiator.

**Bedroom Two**

Double glazed windows to front and side aspects. Radiator.

**Bedroom Three**

Double glazed window to side aspect. Radiator.

**Wet Room**

Double glazed window to side aspect. Suite comprising wash hand basin and shower. Wet room flooring. Radiator.

**Cloakroom**

Double glazed window to side aspect. Suite comprising low level WC.

**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. The remainder is predominantly laid to lawn with beds to borders.

**Garage**

16' 7" x 8' 8" ( 5.05m x 2.64m )

Up and over door. Power and light connected.

Window and door to rear aspect.

**Agent's Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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## Heath Estate, Great Waldingfield, Sudbury

- Detached bungalow
- Three bedrooms
- Driveway parking
- Garage
- No onward chain

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111103 - 0003

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