

oakheart



£450,000

Price Guide

Bantocks Road, Great Waldingfield

\*£450,000 - £465,000\* Situated within the well-served and highly regarded village of Great Waldingfield, this executive four-bedroom detached family home offers spacious and versatile accommodation throughout, complemented by ample off-street parking, a garage and a beautifully maintained rear garden.

The property is ideally positioned within easy reach of the village primary school, local amenities and countryside walks, whilst also providing convenient access to Sudbury and the A134 towards Colchester and its mainline railway station.

The accommodation begins with a welcoming entrance hall leading to a range of well-proportioned reception spaces. The generous lounge provides an excellent environment for both relaxation and entertaining, featuring a gas fireplace and direct access to a substantial conservatory overlooking the garden. A separate dining room offers the perfect setting for formal dining and family gatherings, whilst a dedicated study provides an ideal space for those working from home.

The kitchen is fitted with a range of matching wall and base units, integrated cooking appliances and practical workspace, whilst a superb utility room provides additional storage, laundry facilities and direct access to the garden.

A ground-floor cloakroom completes the downstairs accommodation.

The first floor offers four well-sized bedrooms, including a principal bedroom benefitting from fitted wardrobes and an en-suite shower room. Three further bedrooms are served by a modern family bathroom, making the property perfectly suited to growing families.

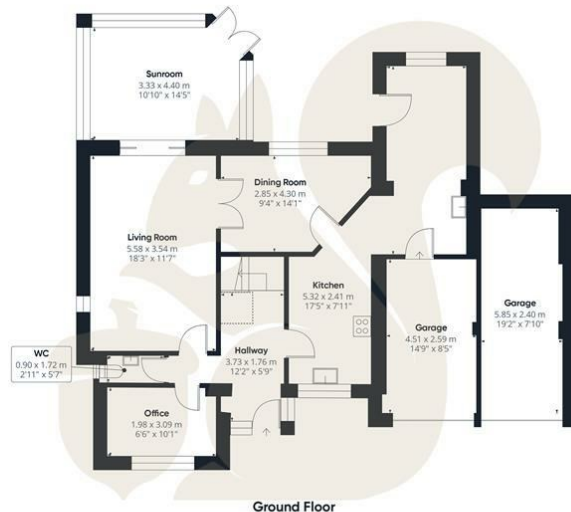
A particular feature of the home is the partially converted garage, currently providing a versatile additional reception room which could be utilised as a playroom, home office, gym or hobby room, whilst retaining useful garage storage to the front.











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**GLA<sup>®</sup>**  
160.29 m<sup>2</sup>  
1725.4 ft<sup>2</sup>

**Total**  
187.26 m<sup>2</sup>  
2015.63 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:  
E

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</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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