



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.





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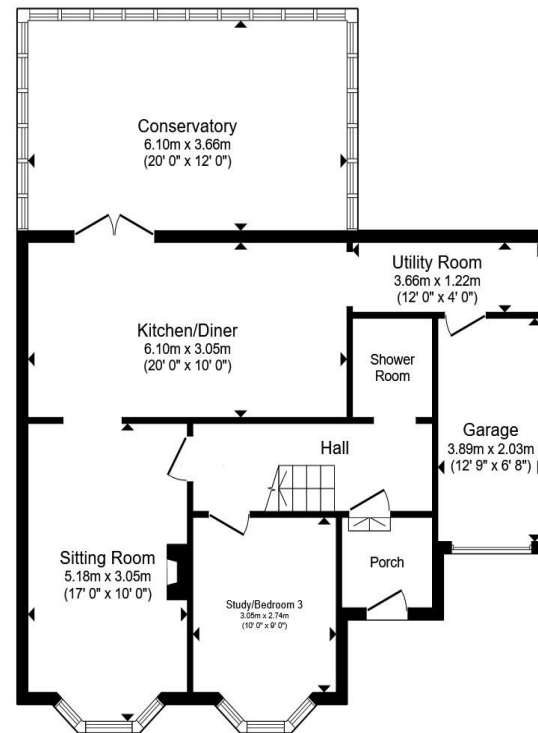
Holbrook Close, Great Waldingfield, Sudbury

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

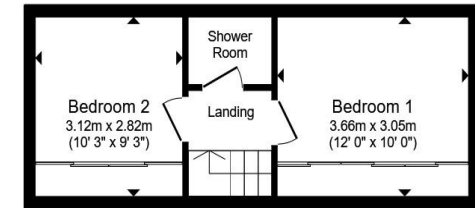
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Ground Floor



First Floor

Total floor area 119.7 m² (1,288 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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