



Valley Road, Great Waldingfield, Sudbury CO10 0RH

welcome to

Valley Road, Great Waldingfield, Sudbury

GUIDE PRICE £210,000 - £220,000 *NO ONWARD CHAIN* Set on the edge of a popular village is this beautiful two double bedroom cottage, brimming with character throughout. The property offers a beautiful open plan kitchen/living and is enhanced with a large private garden.



Lounge

13' 6" max x 11' 7" (4.11m max x 3.53m)

Door to front aspect. Double glazed window to front aspect. Fireplace with inset burner. Electric heater. Exposed timbers and brickwork. Exposed timber partition to kitchen.

Kitchen

9' 11" x 7' 8" (3.02m x 2.34m)

Window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Space for appliances. Stairs rising to first floor. Understairs cupboard. Doorway to:-

Inner Lobby

Door leading to bathroom and:-

Garden Room

10' 3" x 6' 9" (3.12m x 2.06m)

Measurements for smaller area 9' 10 2 x 4' 4". Double glazed windows. Double glazed french doors leading to garden. Electric heater.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and bath.

Landing

Doors leading to bedrooms.

Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)

Double glazed window to front aspect. Electric heater. Built in wardrobe.

Bedroom Two

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window to rear aspect. Electric heater.

Rear Garden

The rear garden commences with a shingled seating area, with the remainder predominantly laid to lawn with mature shrubs.



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Valley Road, Great Waldingfield, Sudbury

- Two bedrooms
- No onward chain
- Popular village location
- Beautiful character cottage
- Open plan kitchen/living

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

£210,000-£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111098 - 0003

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