



**NP** NICHOLAS  
PERCIVAL

**For Sale.** 24 Heath Estate  
Great Waldingfield, Sudbury, Suffolk CO10 0TZ

Incorporating **BS** BIRCHALL  
STEEL





## 24 Heath Estate, Great Waldingfield, Sudbury, Suffolk CO10 0TZ

Offered with No Onward Chain is this two / three bedroom bungalow located in the popular village of Great Waldingfield near Sudbury, Suffolk. The property provides the new owners the opportunity to enhance the existing dwelling to suit their own requirements and tastes.

---

### Agents Notes

Tenure Freehold | Gas Central Heating | EPC Awaited | Council Tax Band C

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

---





## The Property

A storm porch welcomes you to the property which opens to the entrance hallway providing access to the sitting room at the rear of the bungalow with patio doors to the garden beyond. The principle bedroom is a dual aspect double to the front of the property and the dining room (which could be converted to a third bedroom if required) is also to the front. The second bedroom benefits from built-in wardrobes.

The kitchen includes a free-standing cooker, washing machine and fridge-freezer. Ample storages is provided by a good array of cupboards and drawers, and the gas boiler is also located within the kitchen. The family bathroom completes the internal accommodation and is comprised of a bath, separate shower cubicle, pedestal handbasin and wc.

## Outside

To the front of the property there is off-road driveway parking and a single garage. To the rear there is a patio adjacent to the property, whilst the garden is a mixture of lawn, mature trees, shrubs, and borders.

## Location

Great Waldingfield is a well-regarded village located close to the pretty market town of Sudbury, Suffolk. The village amenities include a public house and convenience store with post office counter. Sudbury is a thriving market town rich in history and surrounded by the beautiful landscapes of the Stour Valley, which inspired the paintings of Thomas Gainsborough.

The town offers an excellent range of amenities including independent shops, cafés, restaurants, a twice-weekly market, and a choice of supermarkets. There is a vibrant arts scene, and a branch-line railway station providing regular services to Marks Tey for onward connections to London Liverpool Street.

The surrounding countryside and nearby villages offer an abundance of scenic walks, pubs and cultural attractions, making it a wonderful place to live and explore.



24 Heath Estate, Great Waldingfield, Sudbury, Suffolk

Sat-Nav Ref: **CO10 0TZ**

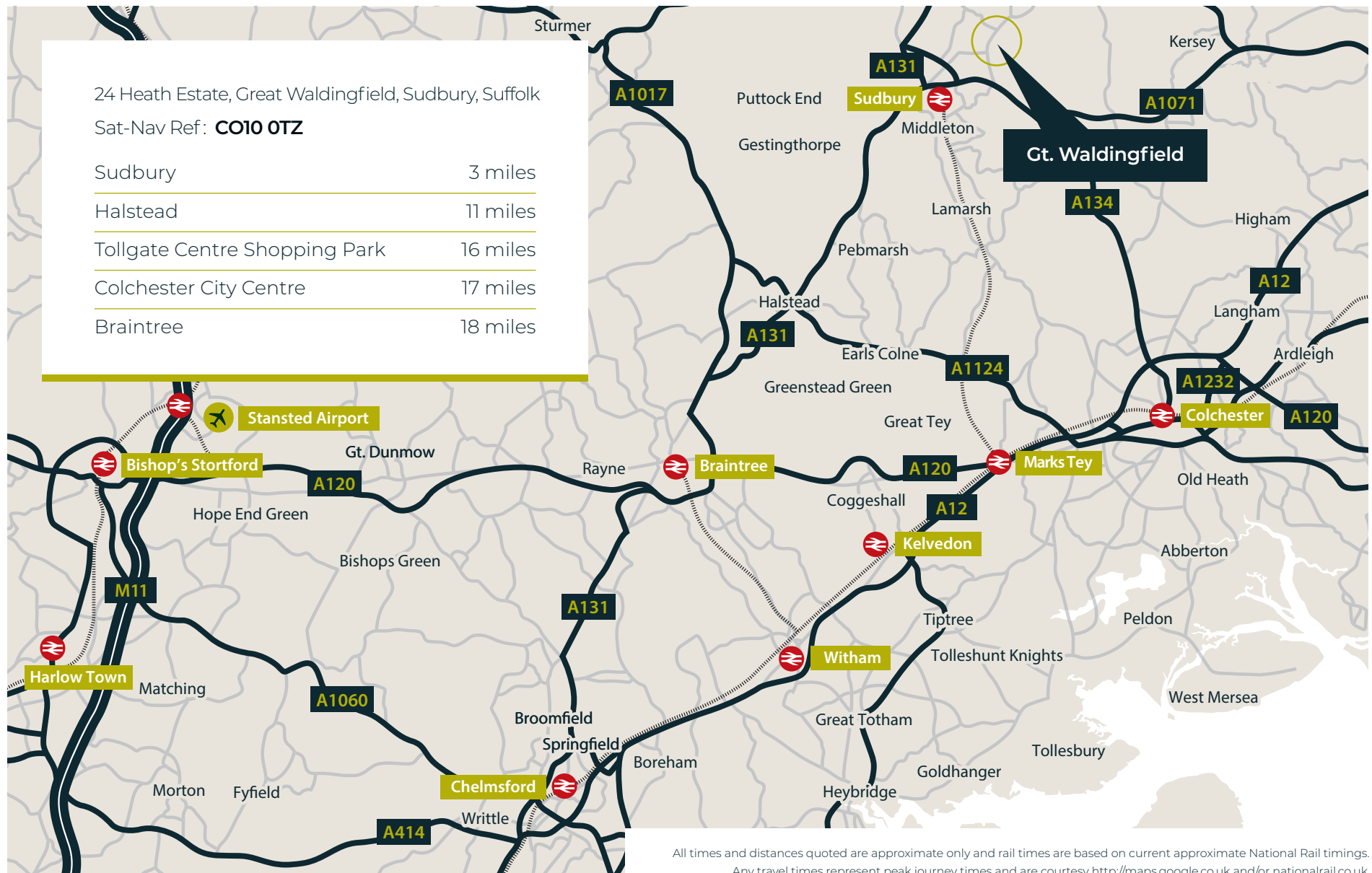
Sudbury 3 miles

Halstead 11 miles

Tollgate Centre Shopping Park 16 miles

Colchester City Centre 17 miles

Braintree 18 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.  
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)

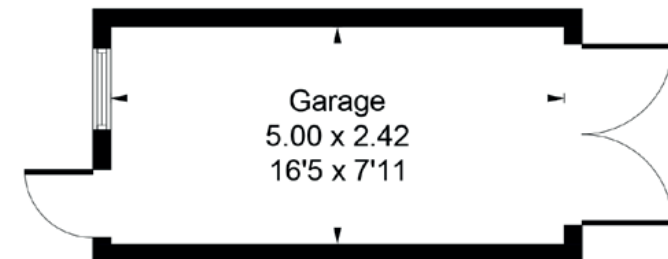
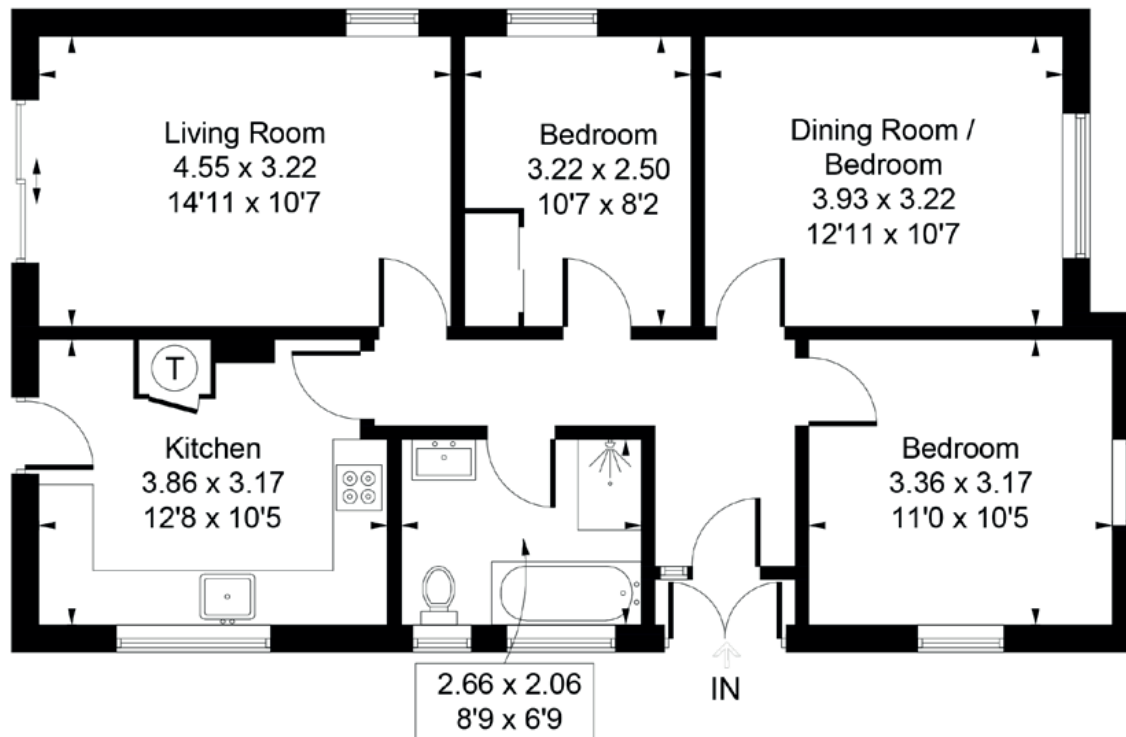












(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area = 816 sq ft / 75.8 sq m  
Garage = 129 sq ft / 12.0 sq m  
Total = 945 sq ft / 87.8 sq m

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Selling Agents.



01206 563222

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

**nicholaspercival.co.uk**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.