

oakheart



£230,000

Offers In The Region Of  
Lynns Hall Close, Great Waldingfield

Situated within the sought-after Suffolk village of Great Waldingfield, this beautifully presented two-bedroom terraced home offers stylish, move-in-ready accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike. Having been thoughtfully updated throughout by the current owners, the property combines modern finishes with a range of practical improvements.

Entry is gained via a welcoming entrance hall leading into the spacious living room, a bright and comfortable reception space enhanced by contemporary downlighting, additional electrical sockets and useful understairs storage. To the rear, the modern kitchen enjoys views over the garden and provides ample worktop and cupboard space, complete with further downlighting and direct access outside.

The first floor hosts two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe with internal lighting. Completing the accommodation is the contemporary family bathroom, fitted with an electric towel rail, illuminated mirror and stylish suite.

Externally, the property enjoys established front and rear gardens, with the rear garden enclosed by newly erected 6ft fencing to the left-hand side and rear boundary, together with a secure gate providing convenient access to the open field behind. External power sockets are fitted to both the front and rear of the property, adding further practicality.

Additional improvements include new carpets and flooring throughout, electrically

fitted smoke and heat alarms, a regularly serviced boiler complete with service log, recently repainted soffits and fascias, and all rooms having been redecorated within the last four years.

This attractive home offers a fantastic opportunity to acquire a well-maintained property in a popular village location, within easy reach of local amenities, countryside walks and the nearby market town of Sudbury.

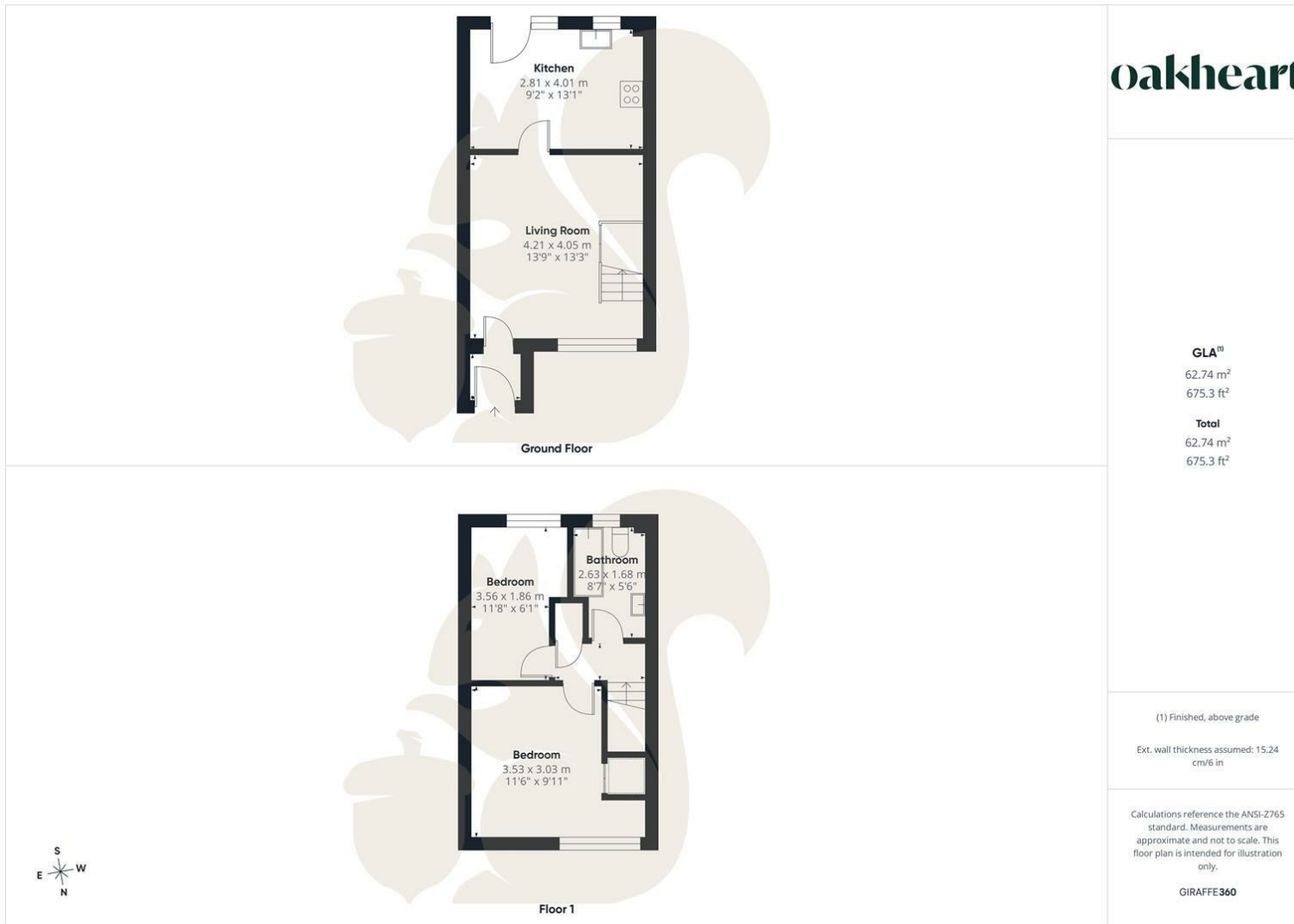
Call Oakheart today to arrange your viewing!












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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

**Energy Efficiency Rating**

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