

oakheart



£485,000

Offers In The Region Of  
The Street, Little Waldingfield

Tucked away from the main road, this beautifully presented three-bedroom village house has been thoughtfully extended and modernised, blending contemporary style with the timeless character of a Victorian cottage.

The double-fronted red brick façade creates instant charm, complemented by convenient off-street parking. Entry is via a vestibule, ideal for coats and shoes, leading into the main living areas. A welcoming study with engineered oak flooring and a red brick fireplace with feature stove sits at the front, also housing the staircase to the first floor.

The bright lounge centres on a wood-burning stove with rustic oak mantel,

while to the rear the superb kitchen forms the heart of the home. Finished with sleek quartz worktops, integrated appliances, wine fridge, and bi-fold doors to the garden, it is both stylish and practical. A utility room with side access and a ground-floor WC complete the layout.

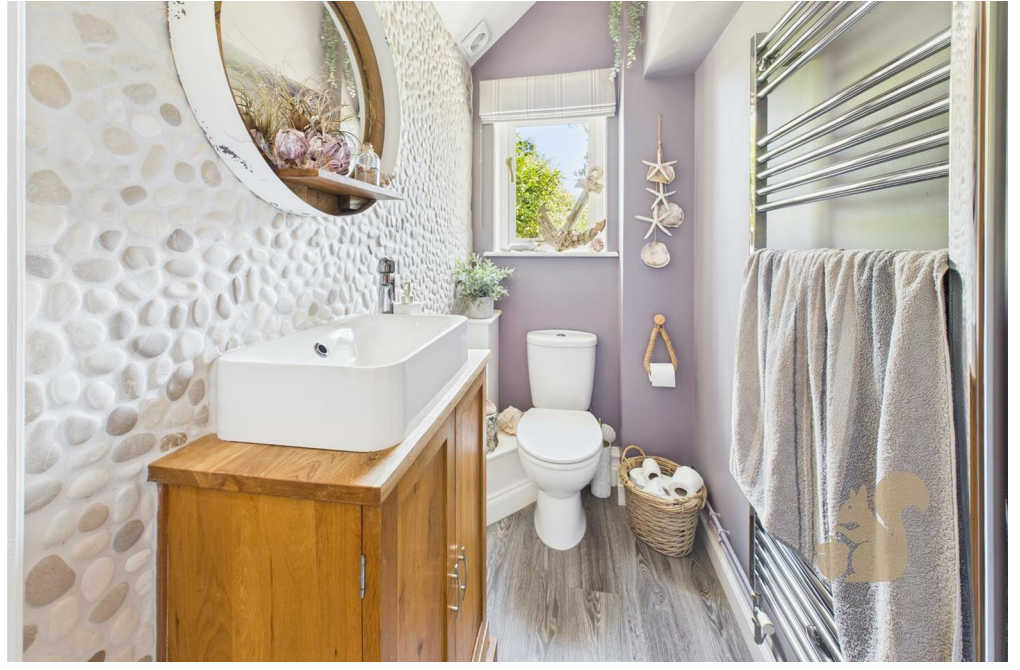
Upstairs, three well-proportioned bedrooms include two front rooms with character fireplaces, and a principal bedroom with vaulted ceilings, Juliet balcony, and peaceful garden views. The striking family bathroom features a sunken pebble floor, double-ended bath, bidet, heated towel rail, and wash hand basin.

The east-facing rear garden is generous in size, beginning with a paved terrace that opens onto a sweeping lawn bordered by neatly pruned hedges, mature shrubs, and well-stocked borders. To the far end, an enclosed shingle section offers a timber shed, greenhouse, raised beds, and a further paved stone terrace. Here, a versatile studio with power and lighting provides additional space, while a slate sunbathing area with water feature, gazebo, and extra seating creates a tranquil retreat. A rear gate gives private access to St Lawrence Church.

This is a rare opportunity to acquire a home that balances period charm with modern luxury in a highly desirable village setting.

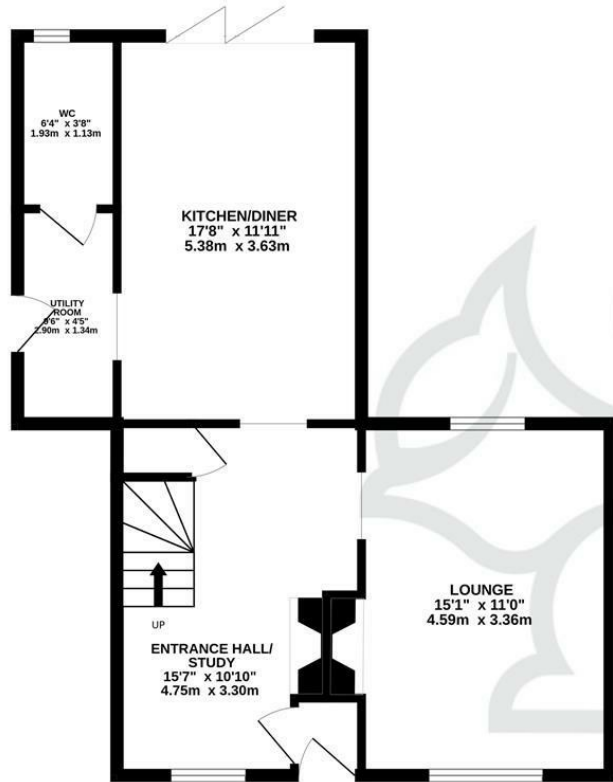




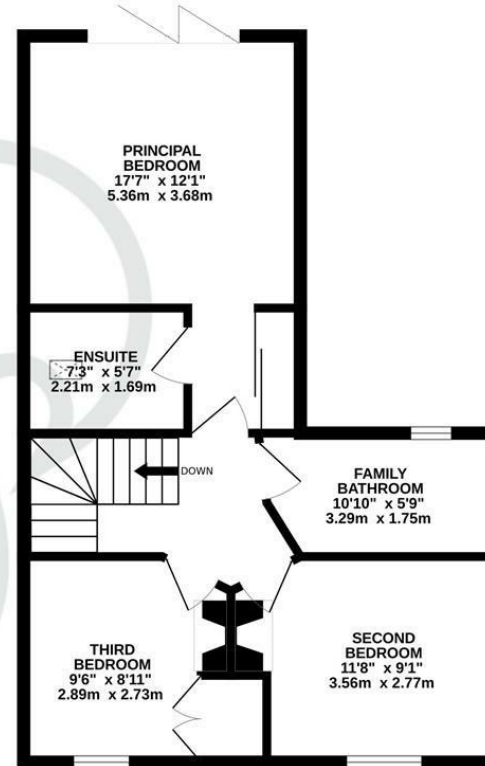




GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Babergh

Tenure:

Freehold

Council Tax Band:

C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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