



**Peartree Cottage, Lavenham Road, Great Waldingfield, Sudbury, CO10 0SE**



*welcome to*

**Peartree Cottage, Lavenham Road, Great Waldingfield, Sudbury**

\*NO ONWARD CHAIN\* Set within this popular village is this charming detached home that offers an abundance of character features as well as flexible and spacious accommodation throughout, the property includes a detached garage with studio, parking and indoor swimming pool.



**Entrance Porch**

Entrance door, double glazed windows, further French doors to:

**Dining Room**

Stairs to first floor, Large brick fire place, exposed timbers, Open timber partition to sitting room, door to kitchen and opening to lounge.

**Sitting Room**

Double glazed window with fitted shutters to the front, radiator, exposed timbers and fire place.

**Lounge**

Triple aspect double glazed windows, Two radiators, double glazed French doors to garden and large brick fire place.

**Kitchen**

Two Velux windows, Two double glazed windows to the side, Double glazed stable style door to garden. One and a half bowl sink with mixer tap set into wooden worktops, a range of matching units, integrated appliances, space currently housing a Range style oven. Double doors to:

**Garden Room**

Double glazed windows and French doors, Matching worktops and units to the kitchen, door to:

**Pool House / Snug**

Stairs up, door to shower room and Swimming pool room, plant room.

**Shower Room**

Double glazed window, shower cubical, W.C, was hand basin, Heated towel rail.

**Pool Room**

Double glazed windows and two sets of French doors, heated swimming pool and air conditioning unit

**Pool House Bedroom**

Double glazed window and two Velux windows, fitted bedroom furniture, Radiator and door to:.

**En-Suite**

Velux window, Shower cubical, W.C and Wash hand basin, Radiator.

**Landing / Bedroom**

Double glazed window to front with fitted shutters, Feature fire place, door to inner landing and bedroom

**Inner Landing**

Radiator

**Bedroom**

Double glazed window to front with fitted shutters and picture window to side, Built in wardrobes, Radiator.

**Bedroom**

Double glazed windows to three aspects, fitted wardrobes, Radiator.

**Bathroom**

Double glazed windows, Bath with mixer tap and shower over, wash hand basin, W.C, heated towel rail, loft access.

**Double Garage**

Electric up and over door. power and lighting.

**Studio Above Garage**

Some restricted head height, two Velux windows, eve storage.

**Outside**

The property benefits from driveway parking and in turn leads to the detached garage that offers a studio above. The Southerly facing rear garden is predominately lawned with a paved terrace.



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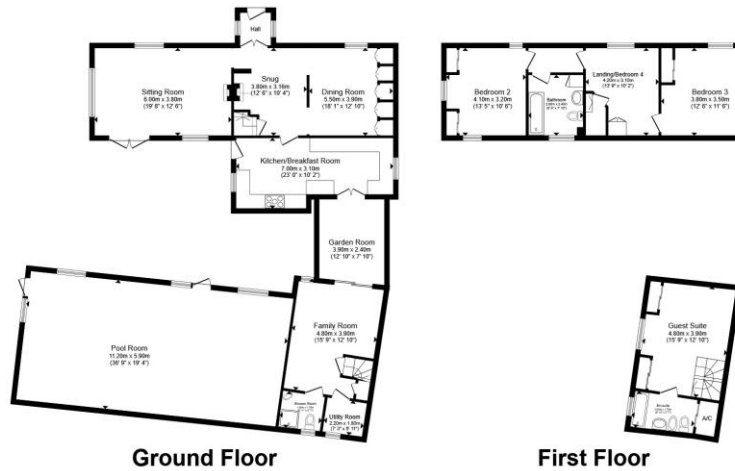
welcome to

## Peartree Cottage, Lavenham Road, Great Waldingfield, Sudbury

- No onward chain
- Detached character home
- Spacious and flexible layout
- Potential annex
- Detached garage with studio above

Tenure: Freehold EPC Rating: D

Council Tax Band: F



Total floor area 175.8 m<sup>2</sup> (1,893 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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**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD111152 - 0003

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william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)