



Kenyon Drive, Great Waldingfield, Sudbury CO10 0UF

welcome to

Kenyon Drive, Great Waldingfield, Sudbury

This spacious three bedroom semi-detached family home is ideally located for countryside walk, Great Waldingfield Primary School and neighbouring playing fields. The property enjoys a private garage offering useful storage as well as a recent addition of nine solar panels with 10kw battery.

The Property

You are initially greeted by a welcoming entrance porch leading onto a large kitchen/dining room with a particularly well-served traditional kitchen, offering plenty of storage as well as a pantry with staircase leading to the first floor. Neighbouring this, is a downstairs cloakroom and a front to back sitting room with contemporary log burner, leading onto a conservatory that stretches across the back of the property, enjoying panoramic views over the rear garden with separate utility room. To the first floor, there are three generous bedrooms including a master bedroom with a range of fitted wardrobes and oak dressing table, serviced by a three piece family bathroom and large airing cupboard, providing great storage

Outside

The front garden has been landscaped for low maintenance and is mainly lawn with a young pear and apple tree and a number of climbers and footpath leading to the front door. To the immediate rear of the property is a large terraced seating area accessed via French doors from the conservatory, with well-stocked borders to either side and a central large expanse of lawn and footpath leading to the back of the garden, where you will find a useful storage shed and access. The property also enjoys a private in block garage.

Services

Main water and drainage. Main electricity connected. Oil fired heating by radiators. Solar panels and 10kwh battery NOTE: None of these services have been tested by the agent.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

A brand new contemporary log burner was installed in 2024, with nine solar panels and 10kw battery installed in June 2026, that has produced over 2,000kw of energy whilst the property has been using less than half of that. The battery that has been installed is compatible with Octopus Energy, who offer the most favourable rates for selling back power. This can easily be controlled by a very user friendly app.





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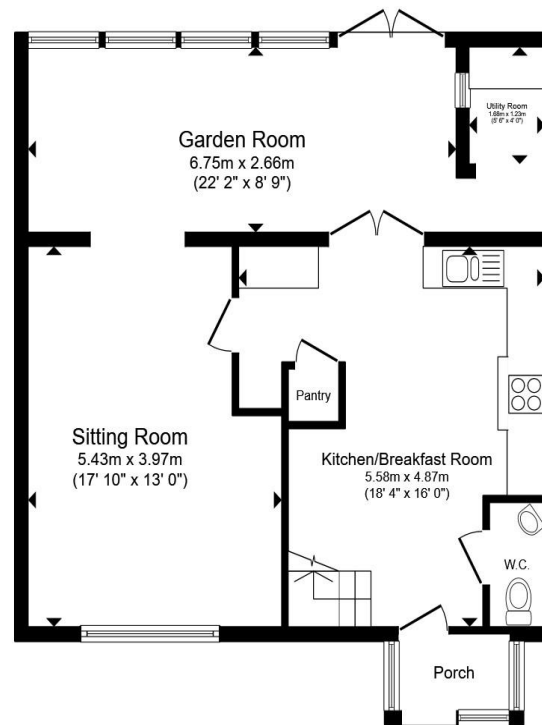
Kenyon Drive, Great Waldingfield, Sudbury

- Solar Panels
- Semi-detached
- Garage
- Close to countryside walks
- Good schooling

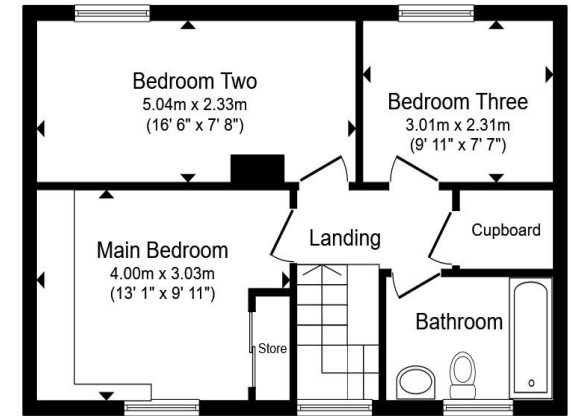
Tenure: Freehold EPC Rating: D

Council Tax Band: B

£265,000



Ground Floor



First Floor

Total floor area 95.4 m² (1,026 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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Property Ref:
SUD111724 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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