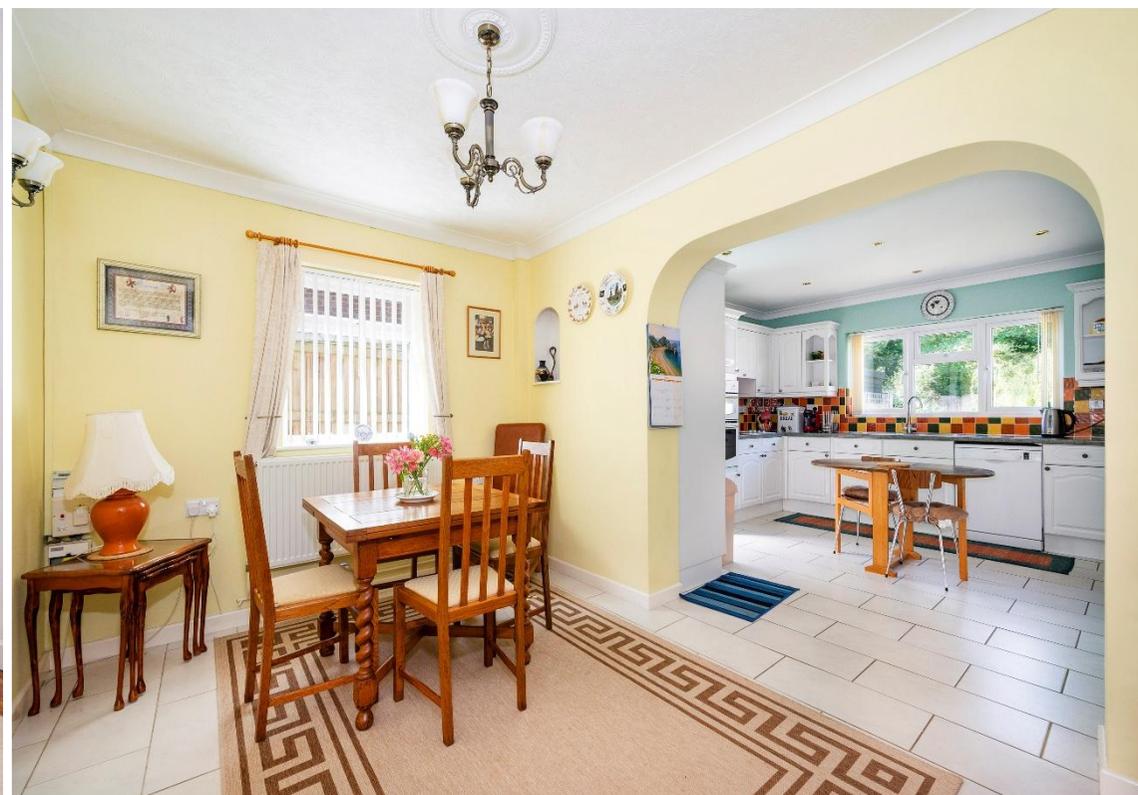




**Ashleigh,
Little Waldingfield, Suffolk**

**DAVID
BURR**



Ashleigh, The Street, Little Waldingfield, Sudbury, Suffolk, CO10 0SQ

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about five miles away. The historic settlement of Lavenham is some four miles distant.

This spacious three bedroom detached bungalow enjoys a generous plot of approximately 0.19 acres in the pretty village of Little Waldingfield. Each of the bedrooms are of a generous size with en-suite to the master bedroom with the property also benefitting from solar panels, an air source heat pump and numerous outbuildings.

A three bedroom (one en-suite) detached bungalow enjoying a generously proportioned plot of approximately 0.19 acres, situated within the attractive village of Little Waldingfield.

ENTRANCE HALL: A central hallway leading to the back of the property with a walk-in cupboard for shoes and coats, further airing cupboard for linen and doors leading to:

SITTING ROOM: A wonderfully light room with large bay window offering pretty views over the front garden, with your attention immediately drawn to the coal effect electric fire place with stone hearth and moulded surround, with useful alcoves for sitting room furniture finished with a high quality parquet flooring.

DINING ROOM: A generously sized second reception room with window to side. This room is finished with a ceramic tiled flooring with an arch opening leading to:

KITCHEN/BREAKFAST ROOM: The kitchen is fitted with a wide range of traditional units with a stone effect worktop and matching units above with a colourful tiled splashback and pretty views over the rear garden. Integrated appliances including a one and a half eye-level oven, ceramic hob with extractor above, one and a half stainless steel sink with mixer tap above, fridge freezer with space for washing machine and dishwasher as well as a breakfast table. An obscured glass door from this room leads to a small lean-to which then leads onto the rear garden.

MASTER BEDROOM: Situated at the back of the property, this room enjoys pretty views over the rear garden, with ample space for bedroom furniture and door leading to:

EN-SUITE SHOWER ROOM: A three piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap above, and large walk-in shower cubicle with attractive tile surround and overhead shower.

BEDROOM TWO: A generously proportioned second double bedroom with large window overlooking the front, with a bank of fitted wardrobes part mirror fronted, offering useful storage as well as space for other bedroom furniture.

BEDROOM THREE: A third double bedroom currently being utilised as a study/snug with double built in sliding wardrobes and window to the side.

FAMILY BATHROOM: A three piece suite consisting of a large corner jacuzzi bath with mixer tap, overhead shower and shower screen with pedestal wash hand basin and close coupled WC. This room is finished with a tile flooring with underfloor heating.

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Outside

A paved driveway to the front of the property brings you to wrought iron gates, leading onto a large area of off-road parking, with the rest of the garden being predominately laid to lawn with borders offering seasonal colour, with a driveway continuing down the side of the property where you will find further gates leading onto a:

SINGLE GARAGE: With neighbouring workshop, light and power connected with further storage above. Water tap outside.

Immediately to the rear of the property is a terraced seating area which is a great space for entertaining, with the rest of the garden being predominately laid to lawn with mature trees to the rear boundary with the garden dog-legging off to one side, to a further expanse of lawn where you will find a **greenhouse** and further **storage shed**.

SERVICES: Main water, drainage and electricity connected. Electric and air source heat pump heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

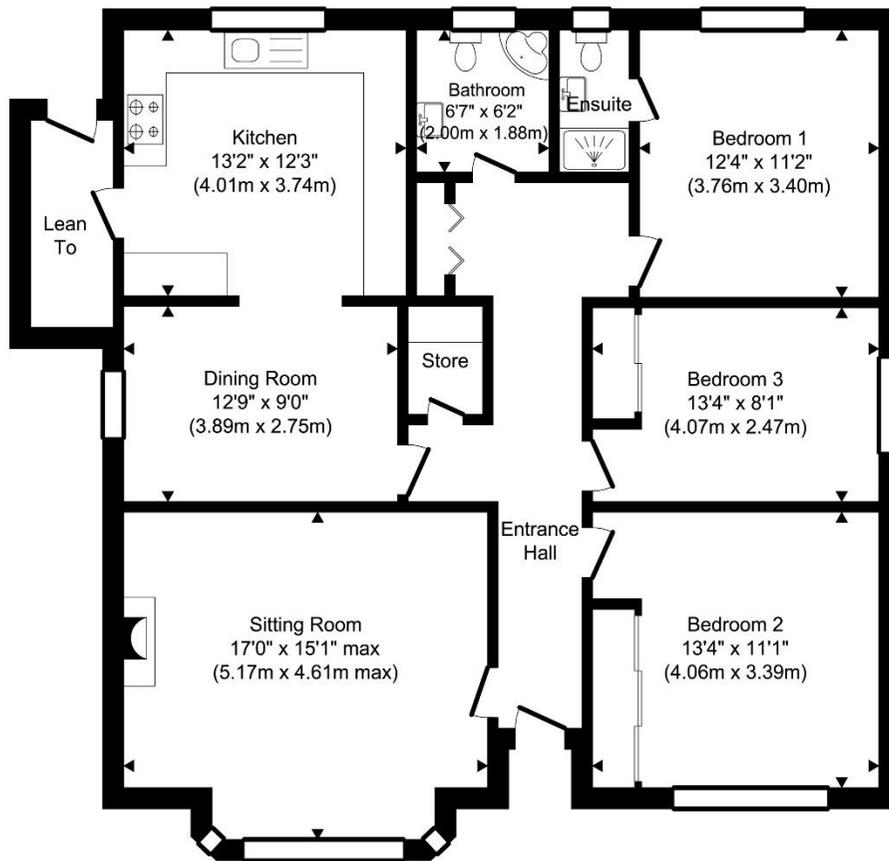
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** D

WHAT3WORDS: ///lightbulb.redeemed.field

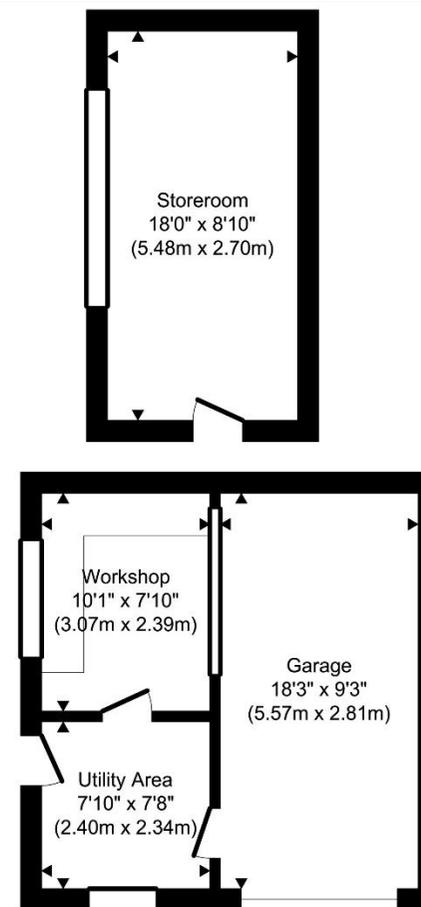
CONSTRUCTION TYPE: Brick construction

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Floor Plan
Approximate Floor Area
1284.88 sq. ft.
(119.37 sq. m)



Outbuildings
Approximate Floor Area
479.85 sq. ft.
(44.58 sq. m)

TOTAL APPROX. FLOOR AREA 1764.74 SQ.FT. (163.95 SQ.M.)

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