oakheart

£350,000

Offers In Excess Of

Croft Lea, Little Waldingfield

Nestled at the end of a peaceful cul-de-sac within the highly sought-after Suffolk village of Little Waldingfield, this beautifully presented and thoughtfully extended family home offers stylish, versatile accommodation finished to an exceptional standard throughout. With generous living space, ample driveway parking and a fantastic rear garden, this is a home ready to move straight into.

A block-paved driveway provides off-road parking for several vehicles before entering a welcoming entrance hall with useful storage and stairs rising to the first floor. The elegant sitting room has been beautifully decorated with bespoke wall panelling, creating a warm and inviting space to relax. To the rear, the spacious kitchen and dining area forms the heart of the home, featuring a comprehensive range of contemporary white units, contrasting worktops, pantry storage and French doors opening onto the garden, making it ideal for both everyday family life and entertaining.

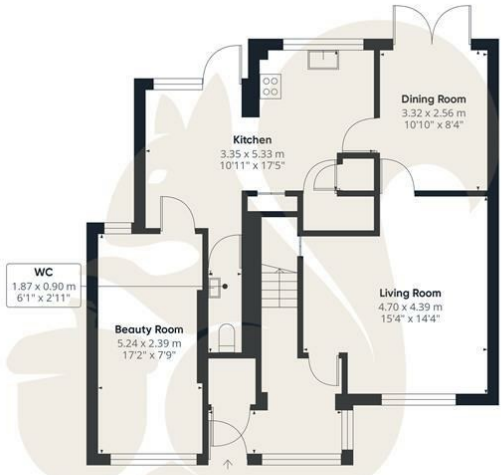
A standout feature is the superb beauty room, offering the perfect opportunity to run a business from home. Equally, this versatile space could be utilised as a home office, playroom, snug or fourth bedroom depending on your needs. A ground floor cloakroom completes the accommodation.

Upstairs are three generously sized bedrooms, two benefiting from built-in storage, together with a stylish modern shower room finished with contemporary fittings and floor-to-ceiling tiling.

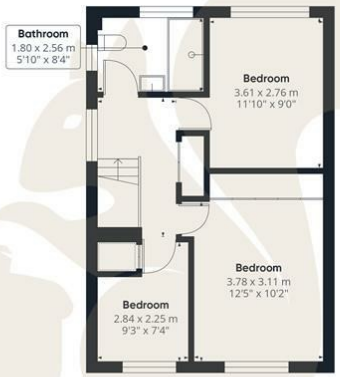
Outside, the rear garden provides a wonderful space to enjoy the warmer months, with a paved patio leading onto a substantial lawn enclosed by mature hedging and complemented by a large timber shed. The front of the property offers ample off-road parking for several vehicles.

Combining immaculate presentation, flexible living space and an enviable village setting just a short drive from Sudbury's excellent amenities, this outstanding family home is certain to impress.

Call Oakheart today to arrange your viewing.



Ground Floor



Floor 1

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GLA[1]
128.89 m²
1387.4 ft²

Total
128.89 m²
1387.4 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

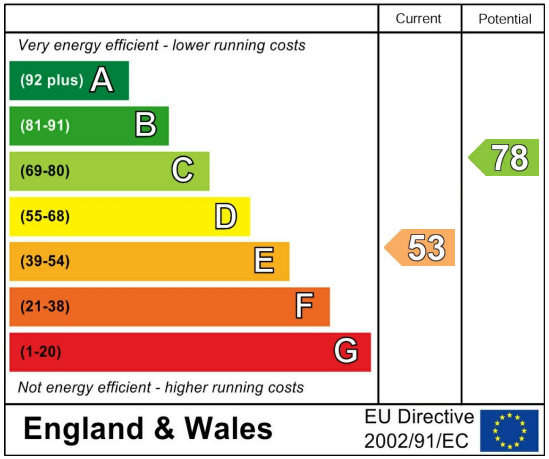
GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating



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.

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