

oakheart



£325,000

Price Guide

Overing Avenue, Great Waldingfield

****GUIDE PRICE £325,000-£350,000**** Positioned on a desirable residential street within the well-serviced village of Great Waldingfield, this beautifully appointed three-bedroom semi-detached home seamlessly blends modern comfort with a welcoming village lifestyle. Offering generous proportions, stylish interiors, and thoughtful design throughout, it is perfectly suited to families, professionals, or downsizers seeking a high-quality home in a prime location.

The ground floor offers an inviting entrance hall leading to a spacious and light-filled living room, an ideal space for relaxation or entertaining, with French doors opening directly onto the rear garden. The contemporary

kitchen and dining area is the true heart of the home – a sociable and functional space perfect for everyday living and hosting family and friends – while a convenient cloakroom completes the ground floor accommodation. Upstairs, the home continues to impress with three well-proportioned bedrooms. The principal suite is a luxurious retreat, benefitting from its own en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

Outside, the property features a beautifully presented, low-maintenance rear garden – a peaceful setting for al fresco dining and outdoor enjoyment. Gated rear access leads directly to a private car port, and additional visitor parking is

available.

Situated in the heart of Great Waldingfield, a highly regarded village with a range of local amenities including a primary school, village shop, and public house, the property also enjoys excellent access to the nearby market town of Sudbury and its rail links to London Liverpool Street.

This exceptional home offers a perfect balance of modern living, convenience, and village charm – early viewing is highly recommended to fully appreciate all it has to offer.

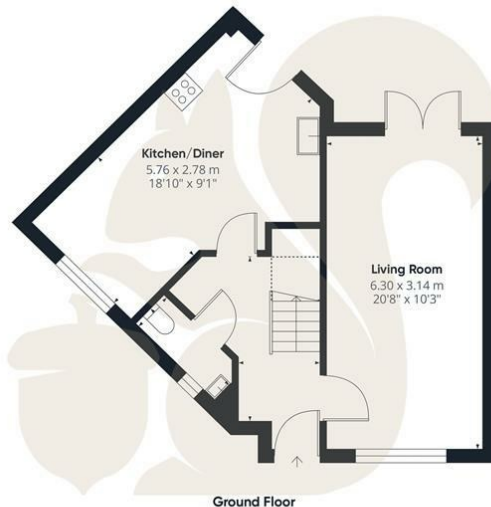
Call Oakheart today to arrange your viewing!





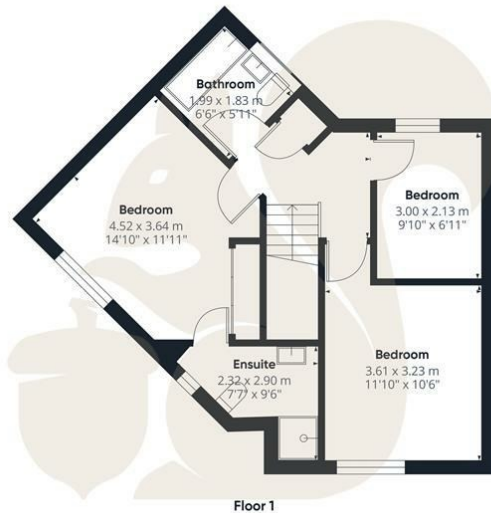






Living Room
6.30 x 3.14 m
20'8" x 10'3"

Ground Floor



Bedroom
4.52 x 3.64 m
14'10" x 11'11"

Bedroom
3.00 x 2.13 m
9'10" x 6'11"

Ensuite
2.32 x 2.90 m
7'7" x 9'6"

Bedroom
3.61 x 3.23 m
11'10" x 10'6"

Floor 1

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Approximate total area⁽¹⁾95.9 m²1031 ft²

Reduced headroom

0.7 m²8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:

Freehold

Council Tax Band:

Energy Efficiency Rating

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

(92 plus) **A**

(81-91) **B**

(69-80) C

(55-68) **D**

(39-54) **E**

(21-38) F

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC



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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