

oakheart



£375,000

Little Waldingfield, Sudbury

A charming and characterful three bedroom cottage located within an idyllic position in the quaint Suffolk village of Little Waldingfield. Situated within immediate proximity of an abundance of picturesque countryside walks and footpaths this home offers well three bedrooms, two reception areas, a driveway and detached garage.

This charming property offers versatile living space with a welcoming reception hall/dining room, featuring parment flooring and a red brick inset. The generous sitting room boasts exposed timbers, a

wood-burning stove with a brick surround, and a cozy corner perfect for a home office. The farmhouse-style kitchen/breakfast room is well-appointed with wooden worktops, a range cooker, French doors opening to a rear terrace, and ample space for dining. Upstairs, the master bedroom enjoys stunning countryside views and built-in storage, accompanied by a second double bedroom and a family bathroom with a well-fitted suite. A second-floor double bedroom with a skylight completes the accommodation.

At the rear, a gate opens to charming, well-maintained cottage gardens, primarily laid to lawn with a terrace adjoining the property. The gardens are adorned with a variety of flower and shrub borders, offering a peaceful and picturesque setting. The plot also includes a greenhouse, and the boundaries are mostly defined by panel fencing, ensuring privacy. To the side of the property is a shingled driveway allowing off street parking for two vehicles. The property also benefits from a detached garage fit with power and lighting.

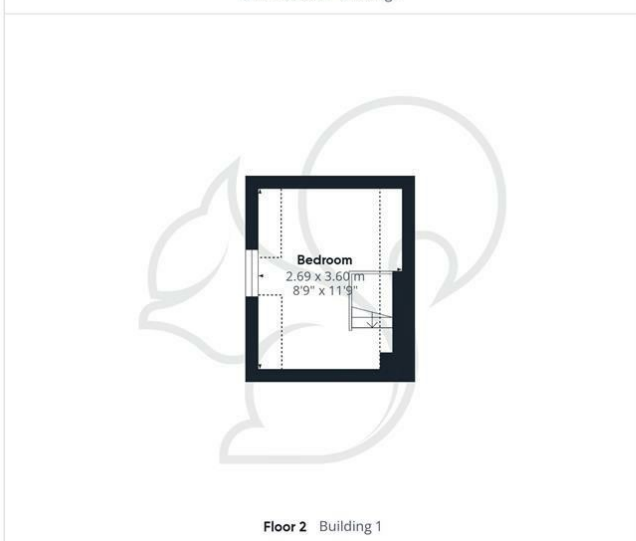
Call Oakheart today to arrange your viewing!











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Approximate total area<sup>®</sup>  
97.19 m<sup>2</sup>  
1046.14 ft<sup>2</sup>

Reduced headroom  
2.67 m<sup>2</sup>  
28.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.