



**LAVENHAM ROAD**  
Great Waldingfield

**Carter Jonas**

## LAVENHAM ROAD, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0SE

- Sudbury Railway Station - approx 3 miles
- Bury St Edmunds - approx 14 miles
- Long Melford - approx 4 miles

Stunning Countryside Views • Peaceful & Popular Suffolk Village • Four Double Bedrooms • Two Bathrooms • Four Reception Rooms • Driveway Parking South-east Facing Rear Gardens • Lovely outlooks • EPC Rating D

### DESCRIPTION

The versatile and characterful accommodation comprises an entrance hall, sitting room, snug, dining room, games room, breakfast room, kitchen, cloakroom, four double sized bedrooms and two bathrooms. Externally offering driveway parking and a sizeable wrap-around garden.

Entering into the entrance hall which is beside the study and leads through to the inner hall/games room. There are four reception rooms that include a sitting room, snug, dining room and breakfast room. The remaining ground floor offers a stylishly fitted country kitchen and a cloakroom.

The landing enjoys lots of natural light from the rear window and some exposed original timbers. All four of the bedrooms are double in size, with the master bedroom enjoying an ensuite. The family bathroom enjoys a roll-top bath, shower cubicle, wash hand basin and WC.

**AN IDYLICALLY POSITIONED AND WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE BOASTING AROUND 2,000 SQ.FT OF ACCOMMODATION AND FAR REACHING COUNTRYSIDE VIEWS.**



## OUTSIDE

The property is positioned peacefully at the end of a private lane, which leads to the driveway providing parking for two vehicles. The outside space is presented in two sections with the rear garden, that's south-east facing, is largely lawned with a paved terrace and far reaching countryside views. The front area of the garden, which is also very private, is largely lawned too with a paved terrace and a wonderful selections of established trees, shrubs and plants.

## LOCATION

Great Waldingfield is a village around 3 miles from the market town of Sudbury in the Stour Valley. The main village has a small green, post office/general stores, public house and primary school together with a mixture of houses and cottages, with the main village being centred around the historic parish Church. Sudbury provides an excellent range of recreational and educational facilities. There is a modern swimming pool and leisure complex and small quay side theatre. The town station provides shuttle trains through to the main London and Colchester line with regular services to Liverpool Street (direct trains from Colchester take about 48 minutes). The village of Lavenham, one of England's finest preserved and medieval weaving villages is around 4 miles away containing a wealth of period houses and cottages, a stunning parish church and magnificent timbered guildhall. To the north is the Cathedral town of Bury St Edmunds providing further facilities and with good links by the A14 to Cambridge, the M11 and the East coast.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

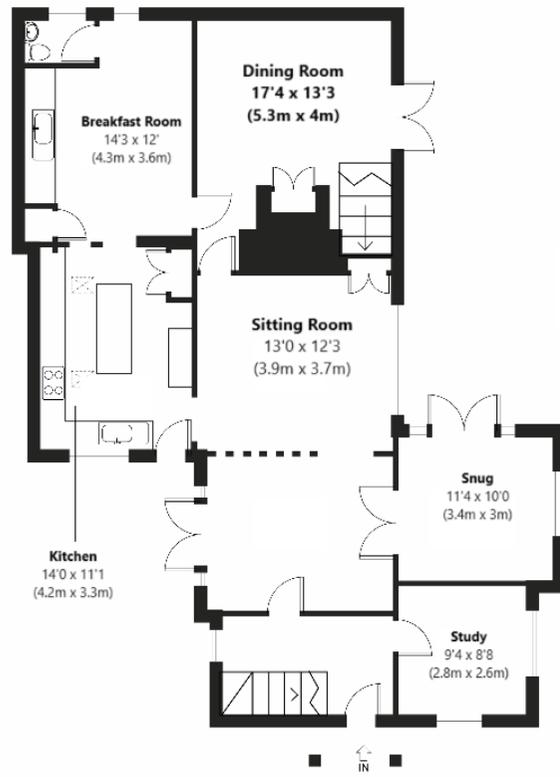
**Services:** Oil fired central heating. Mains water, gas, drainage and electricity

**Local Authority:** Babergh District Council

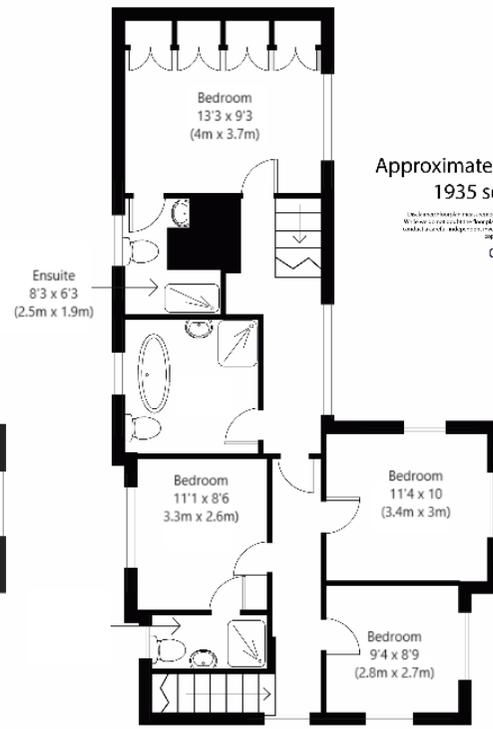
**Council Tax:** Band G

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Ground Floor



First Floor

Approximate Gross Internal Area  
1935 sq ft (180 sq m)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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