



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

Indoor swimming pool • Popular & peaceful Suffolk village • Four double sized bedrooms • Three bathrooms • Four reception rooms • Driveway & detached garage • South-facing rear garden • EPC rating D

DESCRIPTION

Boasting close to 3,400 sq.ft of accommodation (including the swimming pool but not the garage), this characterful house offers an entrance hall, four reception rooms, a kitchen/breakfast room, utility room, swimming pool, four bedrooms and three bathrooms. Externally enjoying driveway parking, a detached garage with a studio above and a spacious and mature south-facing garden.

Entering from the porch through to the entrance hall with solid oak flooring, a wood burning stove and partially open to the dining room. The sitting room enjoys french doors leading out to the rear garden, a wood burning stove and solid oak flooring. The kitchen/breakfast room boasts a stylishly fitted kitchen with large stone floor tiles and a stable door leading to the rear garden terrace. The inner hall leads to the snug, utility room and shower room, which in turn leads to the indoor pool.

Enjoying three double sized bedrooms with plenty of fitted storage, an inner hall and a stylishly fitted bathroom with a bath and shower over, wash handbasin, heated towel rail and a WC.

AN ABUNDANTLY CHARMING AND PARTICULARLY WELL-PRESENTED FOUR-BEDROOM DETACHED HOME MEASURING CLOSE TO 3,400 SQ.FT OF ACCOMMODATION WITH STUNNING COUNTRYSIDE VIEWS AND AN INDOOR SWIMMING POOL.



A separate first floor bedroom and en-suite is positioned above the snug area.

OUTSIDE

The property benefits from driveway parking and in turn leads to the detached garage that offers a studio above. The south-facing rear garden is predominately lawned with a paved terrace and an attached store.

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.

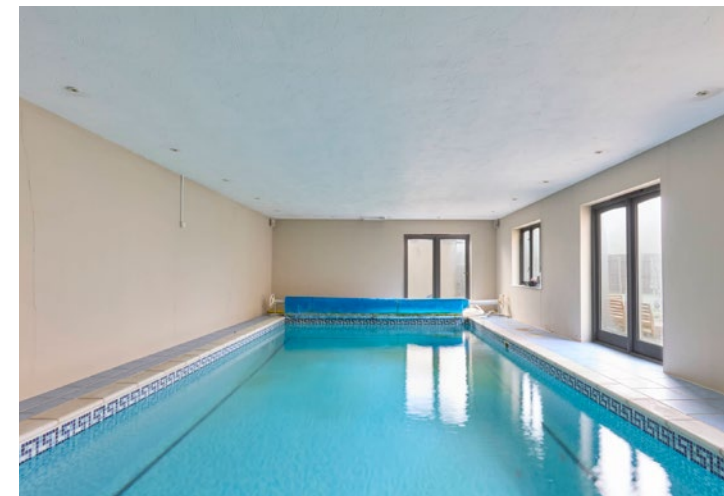
ADDITIONAL INFORMATION

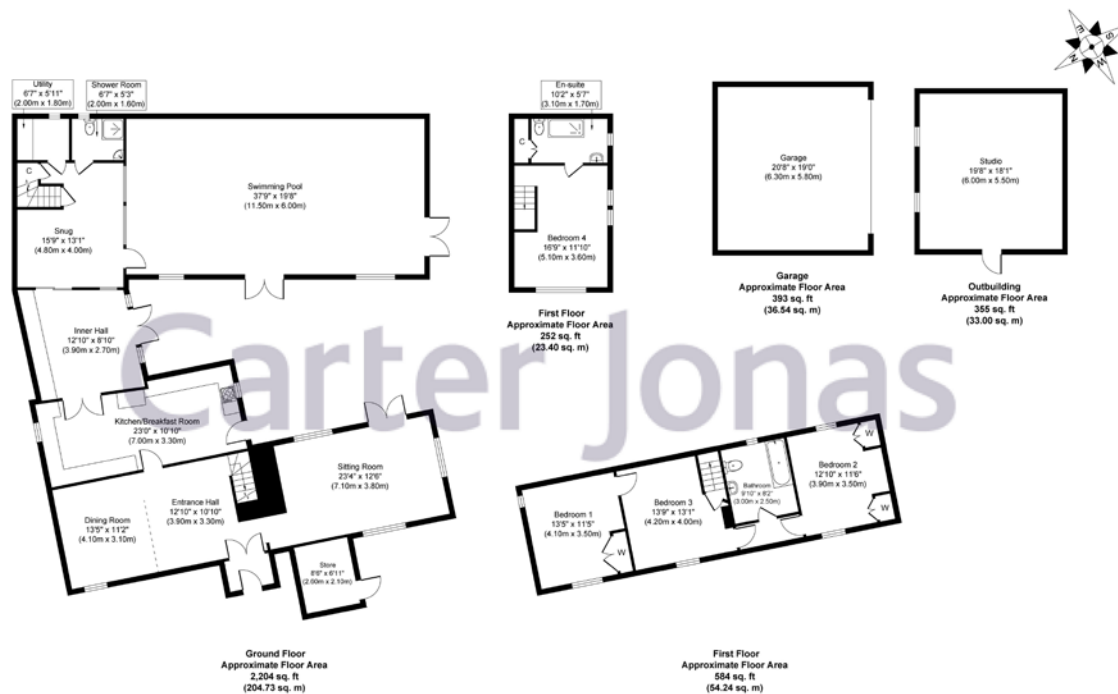
Tenure: Freehold

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

Local Authority: Babergh District Council

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





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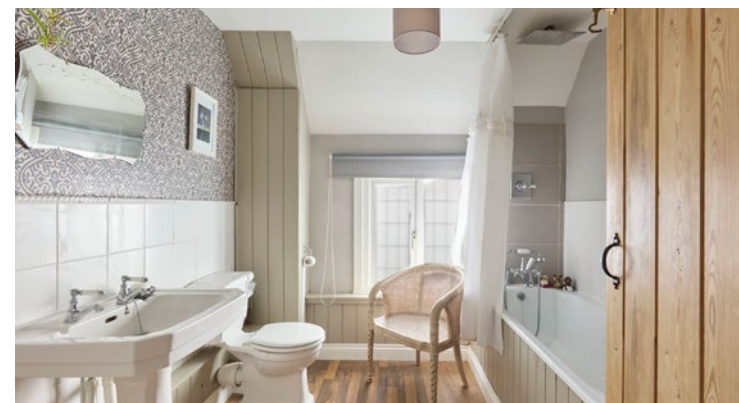
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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