



**WALDINGFIELD ROAD, SADBURY,
SUFFOLK, CO10**

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Winkworth

An outstanding detached family home, spacious, free-flowing and full of light. Benefitting from 4/5 generous bedrooms, 2 reception rooms, conservatory, secure rear garden, attached double garage and off-road parking.

- *Detached House*
- *4/5 Bedrooms*
- *Kitchen/Breakfast Room*
- *Two Reception Rooms*
- *Conservatory*
- *Utility Room*
- *Study/Bedroom 5*
- *Downstairs Cloakroom*
- *Two Bathrooms (one ensuite)*
- *Glorious West-facing Secure Garden*
- *Double Garage and off-road parking*



THE PROPERTY:

Traditionally constructed in red brick under a tiled roof, this elegant detached house with Georgian style double-glazed window units enjoys a delightful, west-facing secure rear garden and is superbly presented throughout. The property further benefits from an attached double garage and a driveway providing off-road parking for several vehicles. Peacefully located in a sought-after location, this wonderful family home has been exceptionally well maintained.

Set over two floors, the accommodation offers much flexibility with good ceiling heights, natural light and a free-flowing layout.





ENTRANCE PORCH: Partly glazed front door leading to:-

ENTRANCE HALL: A bright and welcoming space with stairs leading to the first floor and door leading to:-

SITTING ROOM: A gorgeous and light double-aspect room with red brick fireplace with oak mantel shelf and coal-effect gas fire. Double-glazed window with views over the front garden and French sliding doors leading to the rear garden patio terrace.

KITCHEN/BREAKFAST ROOM: At the heart of the home with a wide double-glazed window overlooking the rear garden. Fitted with an extensive range of matching mahogany-effect cupboards and drawers with space for an oven/hob with integrated extractor hood over, one-and-a-half stainless steel sink with chrome mixer tap, space for fridge, integrated dishwasher. Tiled splash backs and partly-tiled walls with roll-edge worktop and breakfast bar area. Tiled flooring. Door leading to the utility room.

DINING ROOM: Linking directly to the kitchen through an open arch, the generous dining room is flooded with light and warmth from the conservatory, accessed by sliding French doors.

CONSERVATORY: A wonderful addition to the property connecting the dining room to the garden, deck, patio terrace and outside space.

STUDY/BEDROOM 5: A bright and sunny room with views over the front garden. Double-glazed leaded window.

UTILITY ROOM: Fitted with a range of cupboards with a roll edge worktop incorporating a one-and-a-half sink and drainer with mixer tap. Space and plumbing for freestanding washing machine. Space for freestanding tumble dryer. Space for freestanding fridge/freezer. Tiled splash backs and partly-tiled walls. Matching tiled flooring. Double-glazed window with views over the rear garden. Door leading to rear garden.

CLOAKROOM: WC and wash hand basin. Double-glazed leaded window.



LANDING: Large airing cupboard with doors leading to:-

MASTER BEDROOM: A large and light double-aspect bedroom with dressing area, built-in wardrobes and shelves. Views over the front and rear gardens. Double-glazed windows.

EN SUITE: A beautiful, modern ensuite bathroom with matching suite consisting of a large corner shower with sliding glazed doors, WC and vanity storage unit with integrated wash hand basin. Fully-tiled walls and floor. Chrome heated towel rail. Double-glazed window.

BEDROOM TWO: A generous double bedroom with built-in wardrobe. Double-glazed window to the rear garden aspect.

BEDROOM THREE: A good size double bedroom with built-in wardrobe. Double-glazed window to the rear garden aspect.

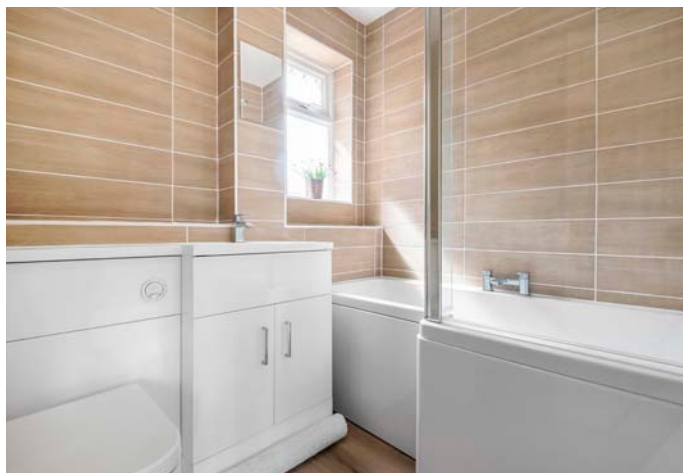
BEDROOM FOUR: A further bright double bedroom with built-in wardrobe. Double-glazed window to the front aspect.

FAMILY BATHROOM: A bright, modern family bathroom with panelled bath, WC and fitted vanity/storage unit with integrated wash hand basin. Chrome heated towel rail. Double-glazed window to the front aspect.

OUTSIDE

The pretty front garden is mainly laid to lawn with a hedge boundary to the front and part-hedge boundary to the side. The tarmac driveway provides ample off-road parking with turning bay and providing access to the DOUBLE GARAGE with up and over doors and access to the rear garden through a personnel door. A paved footpath leads to the front door with a further footpath leading to the side access gate accessing the rear garden.

The delightful secure rear garden is one of the property's most attractive features. West-facing, the rear garden enjoys sunshine throughout the afternoon and early evening. Adjacent to the conservatory is an area of timber decking which provides the perfect space for entertaining or enjoying sun-downer cocktails. The garden features a pretty planted rockery area to one side of the decking and has been landscaped with an attractive variety of colourful borders as well as pretty shrubs and specimen trees. A tall conifer hedge forms the boundary to the rear and on one side. The rest of the garden is mainly laid to lawn with a paved area in one rear corner and a timber garden shed in the other.



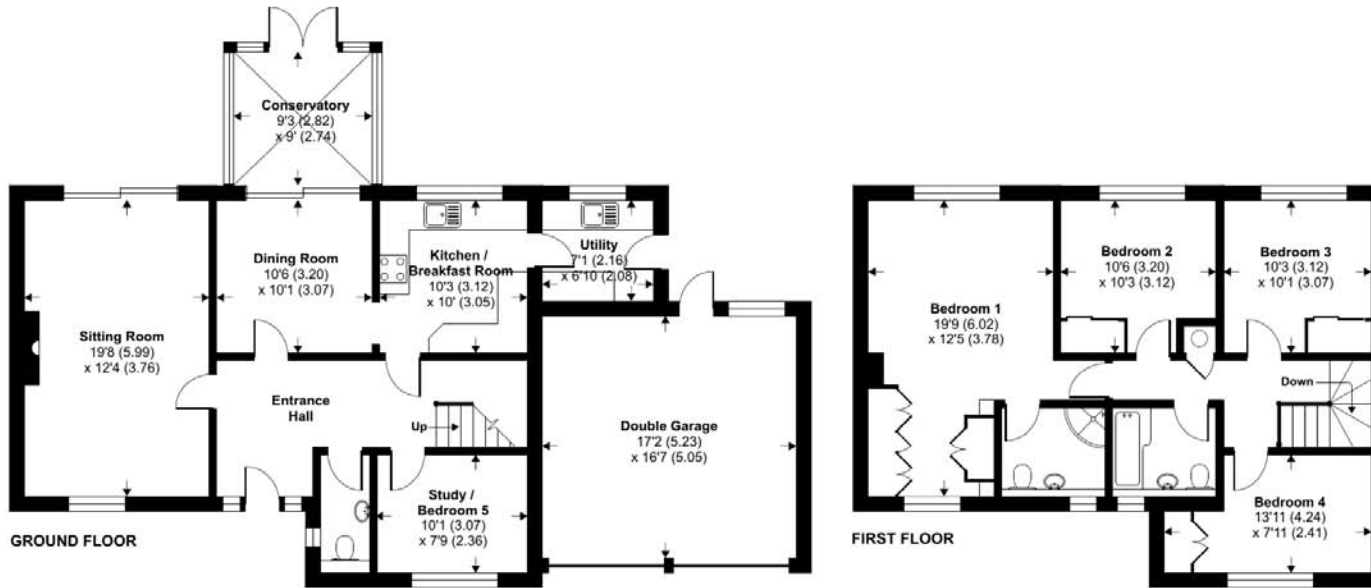




Waldingfield Road, Sudbury, CO10

Approximate Area = 1933 sq ft / 179.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Winkworth. REF: 871776

LOCATION: Sudbury, birthplace of Thomas Gainsborough, is a popular and thriving Suffolk Wool Town centred around the market square and dating back to Saxon times with a heritage in the weaving and silk industries. The town boasts a twice-weekly market, monthly farmers' market, supermarkets, shops, churches, restaurants, schools and medical facilities. Sudbury also provides excellent recreational clubs and associations, including rugby, football, hockey, cricket, tennis, bowls and rowing. There is also a theatre and a modern swimming pool/leisure complex. The town railway station provides a branch link to the main London and Colchester line, with fast services on to Liverpool Street and there are good bus and road connections to the surrounding area, towards the A12, M11 and Stansted Airport. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (17 miles) offer further extensive amenities.

The surrounding Stour Valley countryside, immortalised by Gainsborough and Constable, is absolutely delightful - gently sloping, quintessential rural Suffolk. Country walks and numerous country pursuits are literally on your doorstep with Newton Green Golf Club just 3 miles and Stoke by Nayland Hotel Spa & Golf Resort just 7 miles.

SERVICES: Mains water and drainage. Mains electricity connected. Mains gas-fired central heating. Note: None of the services have been tested by the agent.

LOCAL AUTHORITY: Babergh District Council.

COUNCIL TAX BAND: E

ENERGY PERFORMANCE CERTIFICATE: Band C - a copy of the energy performance certificate is available on request.

VIEWING: Strictly by appointment only through Winkworth.

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