

## Summary

Approximate Room Sizes

**THE PROPERTY** Enter through the front door into a porch providing access to the rear of the property and a lockable internal door leading to the main hallway.

The kitchen boasts an array of matching wall and base units and counter tops, providing ample storage and workspace. Enjoy the convenience of integrated appliances, including a double oven, fridge/freezer, dishwasher, and washing machine. A window at the rear offers views of the garden, with direct access to the outdoor space. The kitchen units extend into the dining area, which features space for a dining table and two additional storage cupboards. Access to the internal hallway is through a practical sliding door.

The living room is a cosy retreat with a feature fireplace adding character to the space, and a rear-facing window provides lovely garden views.

The master bedroom features a front-facing window, built-in wardrobe spans the length of the room, offering ample storage space. The second bedroom includes a front-facing window for plenty of natural light.

The shower room is equipped with a large shower cubicle, a low-level flush WC, and a sink. A side window ensures good ventilation and natural light.

The property boasts gardens to both the front and rear, both laid to lawn. A side gate provides easy access between the front and back gardens. The rear garden includes a small garden shed and access to the garage. The garage features an up-and-over door and a side door

leading to the garden. Additionally, there is off-road parking available for two cars.

**LOCATION** Great Waldingfield is a delightful village situated in the Babergh district of Suffolk, just a short distance from Sudbury and Lavenham. The village blends historical charm with modern amenities, making it an appealing choice for those seeking a peaceful countryside lifestyle with easy access to nearby towns.

The village is home to Great Waldingfield CEVCP School, a well-regarded primary school that serves the local community. For socialising and relaxation, residents can visit The White Horse, the village's traditional pub. This pub is a central hub for the community, offering a warm atmosphere, a range of local ales, and home-cooked meals. It's the perfect spot for a casual drink or a meal with friends and family.

Great Waldingfield enjoys excellent transport links to nearby Sudbury, which is just a 10-minute drive away. Sudbury offers a wider range of amenities, including supermarkets, shops, restaurants, and leisure facilities. The town also has a railway station with direct services to Colchester and London Liverpool Street, making it convenient for commuters. Additionally, the historic village of Lavenham, famous for its medieval architecture, is also easily accessible, being only a 10-minute drive away.

With its combination of a welcoming community, essential amenities, and excellent transport links, Great Waldingfield provides an ideal setting for both families and those looking to enjoy the Suffolk countryside while remaining connected to larger towns.

## AGENTS NOTE

Property Construction – Standard Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Fired Central Heating

Broadband - Superfast broadband with download speeds of up to 42 Mbps and upload speeds of up to 8 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

## AGENTS NOTE - Property History

We wish to inform potential buyers that a crime involving two deaths occurred at this property in the past. The property has since undergone updating with decorating throughout including new carpets and has been occupied by a family following the event.

**AUCTIONEERS COMMENTS** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Post Code – CO10 0TZ

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





GROUND FLOOR



KITCHEN 13' 8" x 9' 11" (4.17m x 3.02m)

DINING AREA 10' 6" x 9' 11" (3.2m x 3.02m)

LIVING ROOM 14' 7" x 11' 2" (4.44m x 3.4m)

MASTER BEDROOM 12' 11" x 11' 2" (3.94m x 3.4m)

SECOND BEDROOM 9' 11" x 8' 10" (3.02m x 2.69m)

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
 6 King Street, Sudbury, Suffolk, CO10 2EB  
 Tel: 01787 468400  
 Email: sudbury@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



## Heath Estate | Great Waldingfield | CO10 0TZ

Located in the popular village of Great Waldingfield this detached bungalow benefits from two double bedrooms, large kitchen/diner, sitting room, shower room, generous garden, single garage and off road parking.

## Starting Bid £250,000

- Two Double Bedrooms
- Large Kitchen/Diner
- Sitting Room
- Shower Room
- Garage & Off Road Parking
- Walking Distance To Village Shop & Transport Links