

## Description

**THE PROPERTY** Welcome to this charming property nestled in a serene neighborhood. Upon entering the inviting entrance hall, doors lead to various rooms and a convenient cupboard for storage.

Step into the sitting room boasting a cosy fireplace, perfect for those chilly evenings. This room seamlessly connects to the lush garden through double doors, inviting in natural light and offering a seamless indoor-outdoor living experience. Additionally, double doors lead to another spacious reception room, illuminated by large windows offering picturesque garden views. Sliding glass doors at the rear provide easy access to the outdoor space, while a further window and door at the front ensure ample natural light throughout the day. Adjacent to the reception room lies the well-appointed kitchen, featuring modern amenities such as integrated appliances, ample storage space, and practical work surfaces.

The property offers three inviting bedrooms, two situated at the front, each bathed in

natural light from dual windows, and one at the rear boasting serene garden views. A conveniently located shower room with a concealed shower unit, as well as a separate w/c, cater to the needs of the household, providing both comfort and functionality.

Outside, the property impresses with ample off-road parking and a single garage, ensuring convenience for residents and visitors alike. The expansive rear garden wraps around the property, creating a tranquil retreat with its patio area and mature planting.

**THE LOCATION** Located in Suffolk, England, Great Waldingfield is a picturesque village nestled in the beautiful countryside of East Anglia. With a history dating back centuries, it retains much of its traditional charm and character. The village is renowned for its quintessential English architecture, featuring quaint cottages, historic churches, and scenic rural landscapes.

Great Waldingfield offers a tranquil and idyllic setting, perfect for those seeking a peaceful

retreat away from the hustle and bustle of modern life. Surrounded by rolling hills and lush greenery, residents can enjoy breathtaking views and an abundance of outdoor activities such as hiking, cycling, and horseback riding.

Suffolk proudly celebrates its connection to renowned painter Thomas Gainsborough. Born in Sudbury in 1727, Gainsborough spent his formative years in this tranquil corner of Suffolk, drawing inspiration from its idyllic landscapes and rustic charm. His legacy lives on in the area, serving as a reminder of the profound artistic influence that permeates the region's rich history and cultural heritage.

Despite its rural ambiance, Great Waldingfield is well-connected to nearby towns and cities, including Sudbury, Bury St Edmunds and Colchester, providing convenient access to amenities, shops, and services. Additionally, the village boasts a strong sense of community, with various local events and gatherings throughout the year, fostering a warm and welcoming atmosphere.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Water, Electric, Gas Central Heating

Post Code – CO10 0XT

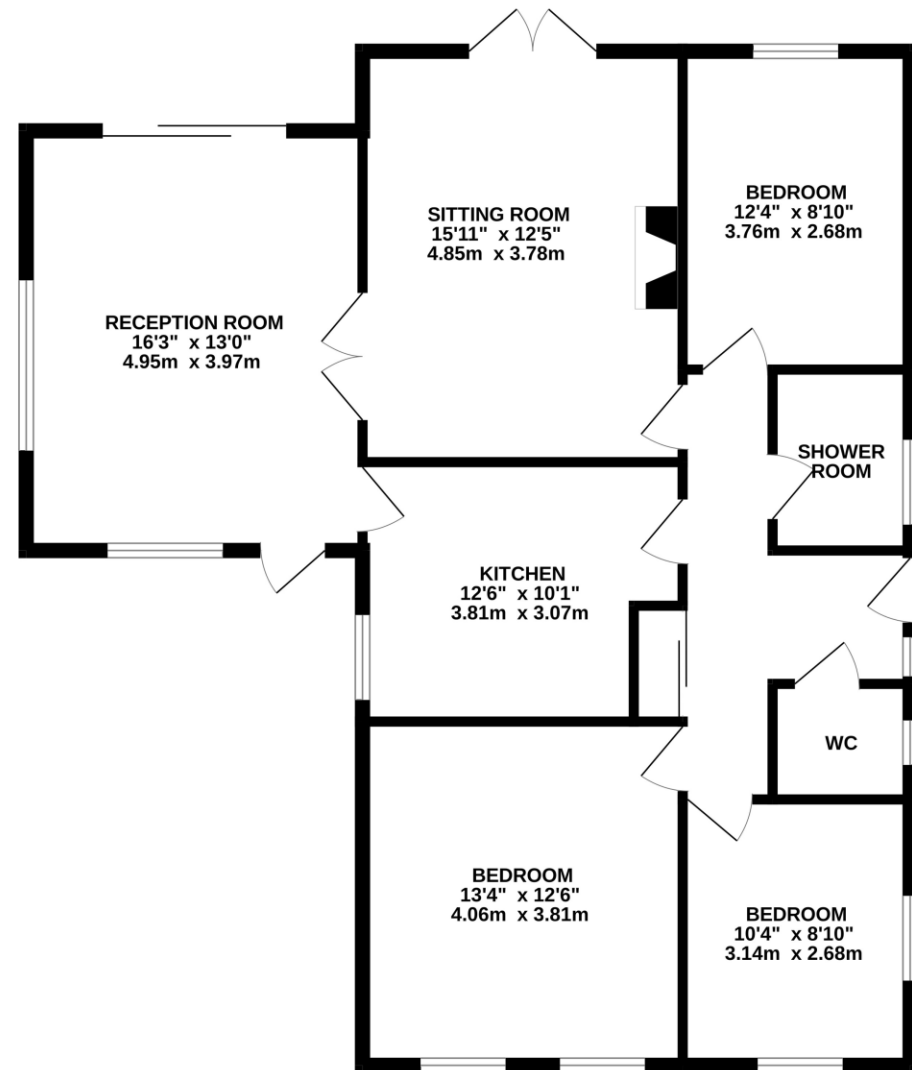
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA: 1037 sq.ft. (96.4 sq.m.) approx.  
 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 ©2024



If you would like to speak to one of our mortgage advisors call now – 01787 468400



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

Awaiting EPC

**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 and 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

## Bantocks Road | Great Waldingfield | CO10 0XT

£400,000

An extended three bedroom detached bungalow located in the ever popular village of Great Waldingfield. The property boasts a kitchen, reception room, sitting room, shower room and separate w/c. Externally, ample off road parking & garage and wrap around gardens to side and rear. NO ONWARD CHAIN.

- Three Bedrooms
- Sitting Room
- Reception Room
- Kitchen
- Shower Room
- Separate W/C
- Garage & Ample Off Road