



£360,000

Bantocks Road, Great Waldingfield



THE PROPERTY

Welcome to this charming property in a peaceful neighborhood. The entrance hall leads to various rooms and a convenient storage cupboard. The sitting room features a cozy fireplace, perfect for chilly evenings, and opens to a lush garden through double doors, offering a seamless indoor-outdoor living experience. A second spacious reception room, filled with natural light from large windows, also leads to the garden. Adjacent to this is the well-equipped kitchen with integrated appliances and ample storage.

The property offers three inviting bedrooms: two at the front, bathed in natural light, and one at the rear with tranquil garden views. A shower room with a concealed shower unit and a separate w/c provide comfort and practicality.

Outside, the property includes ample off-road parking, a single garage, and an expansive rear garden with a patio area and mature planting, creating a peaceful retreat.

THE LOCATION

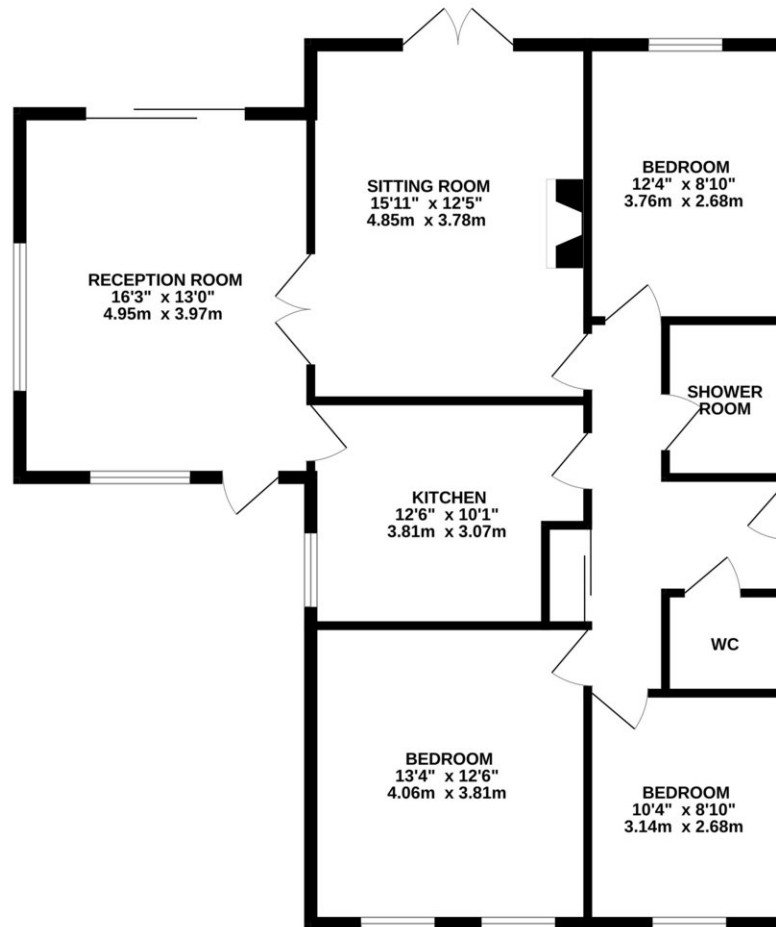
Great Waldingfield is a picturesque village in Suffolk, renowned for its scenic countryside, historic cottages, and churches. It offers a tranquil setting for those seeking peace, with hiking, cycling, and horseback riding opportunities. The village is connected to nearby towns like Sudbury and Colchester, providing access to amenities and services. Rich in history, it celebrates the legacy of painter Thomas Gainsborough, who was inspired by the area's natural beauty.







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.
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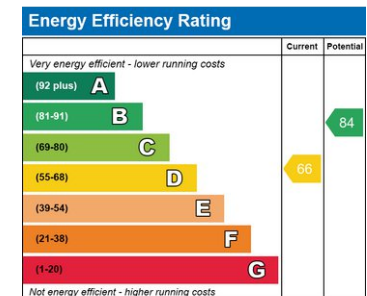
AGENTS NOTE

Council & Council Tax Band – Babergh District Council (Band D)

Tenure – Freehold

Property Construction – Standard Brick Construction

Utilities – Mains Drainage, Water, Electric, Gas Central Heating - New Boiler has been installed January 2025.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS