



**£335,000**

**Lavenham Road, Great Waldingfield**



### The Property

Upon entering, the hallway provides access to the sitting room, kitchen/diner, two bedrooms, and shower room. The bright sitting room benefits from plenty of natural light, while the well-equipped kitchen features ample storage, integrated appliances, and a door to the rear garden.

One bedroom/sitting room has French doors leading to the garden, with a shower room conveniently adjacent. The main bedroom includes built-in wardrobes, while a guest/dressing room at the front has French doors to the garden and an ensuite. This room previously had an internal door to the main bedroom, which can be reinstated.

The low-maintenance rear garden features faux grass, a patio, a shed, and a summer house. The front provides ample off-road parking with side access to the garden.

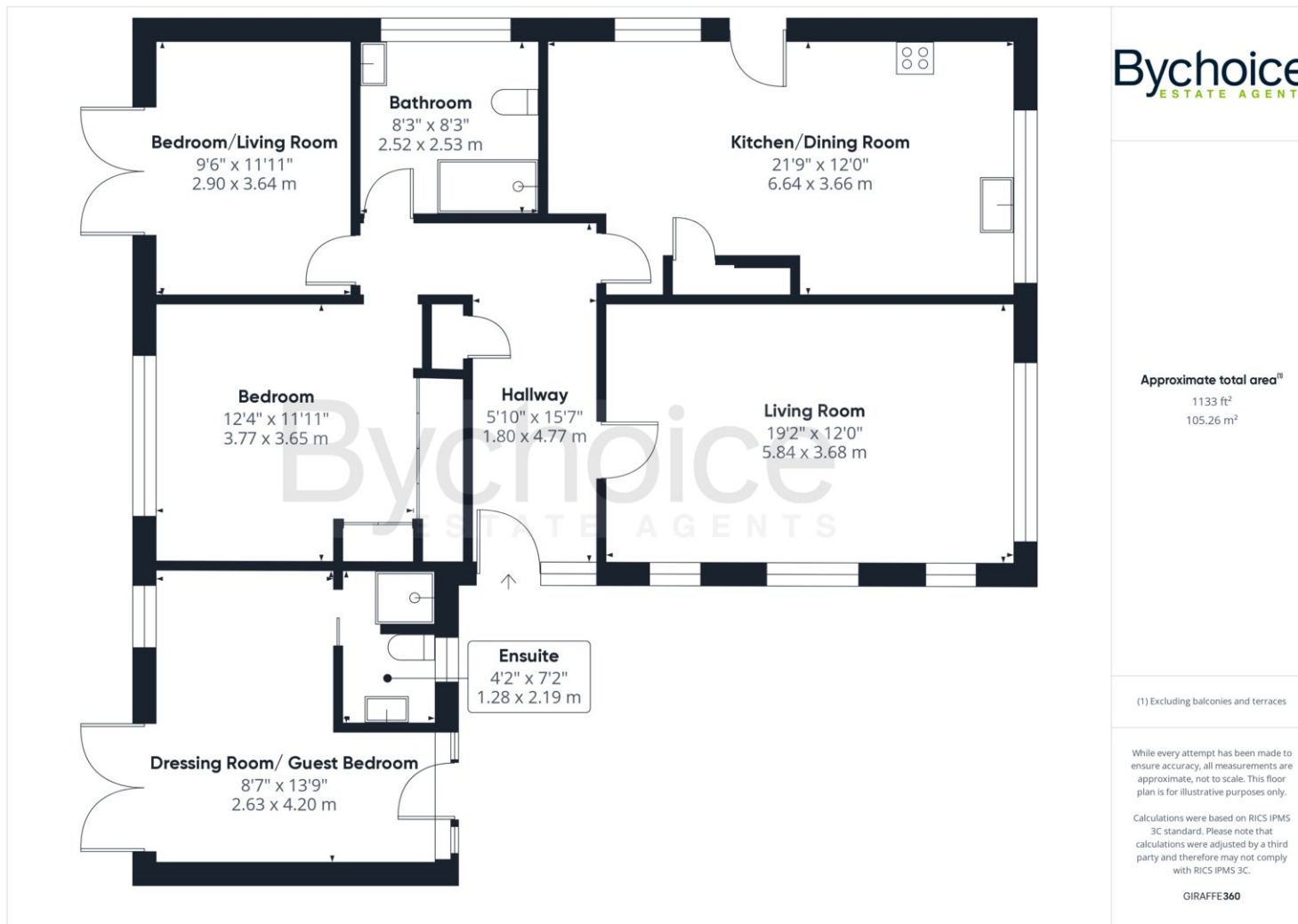
### The Location

Great Waldingfield, Suffolk, is a charming village with historic architecture and scenic countryside. Offering a peaceful retreat, it is ideal for outdoor activities like hiking and cycling. Close to Sudbury, Bury St Edmunds, and Colchester, the village maintains strong community ties and convenient access to local amenities.









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

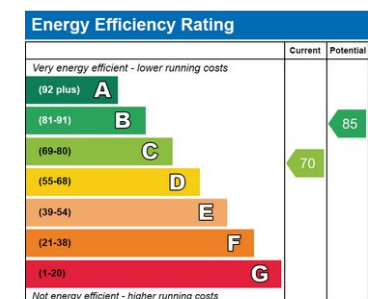
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick construction/ Potentially Timber Frame



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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**  
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