



**£200,000**

**Lynns Hall Close, Great Waldingfield,  
Sudbury, Suffolk**





## THE PROPERTY

Offered with no onward chain, this two-bedroom home presents a great opportunity for buyers keen to put their own stamp on a property.

The entrance leads into a bright living room, featuring a front-facing window and access to the staircase. While some modernisation would enhance the space, it offers solid potential throughout.

The kitchen provides a practical layout with worktop space, storage cupboards, inset sink, and extractor fan. A rear window and door open to the garden, creating a light and functional area.

Upstairs, the main bedroom is well-sized, while the second room offers flexibility—ideal as a nursery, guest room or home office. The bathroom serves both rooms and includes a bath with shower overhead, pedestal sink and WC.

Outside, the rear garden is laid to patio and lawn—ideal for relaxing or entertaining—and includes a handy storage shed.

## THE LOCATION

Great Waldingfield is a charming Suffolk village set in the heart of East Anglia's rolling countryside. Rich in history and character, it features attractive period cottages, historic churches, and a peaceful rural backdrop.

The village offers a tranquil lifestyle with access to scenic walking, cycling, and riding routes. It also benefits from close links to nearby towns including Sudbury, Bury St Edmunds and Colchester, offering a balance of rural living and modern convenience.

Suffolk's cultural roots run deep, famously inspiring local artist Thomas Gainsborough, who was born in nearby Sudbury. His legacy is a reminder of the artistic heritage and natural beauty that define the area.

A strong community spirit and regular local events contribute to the village's warm, welcoming feel—making it an ideal setting for a slower pace of life.





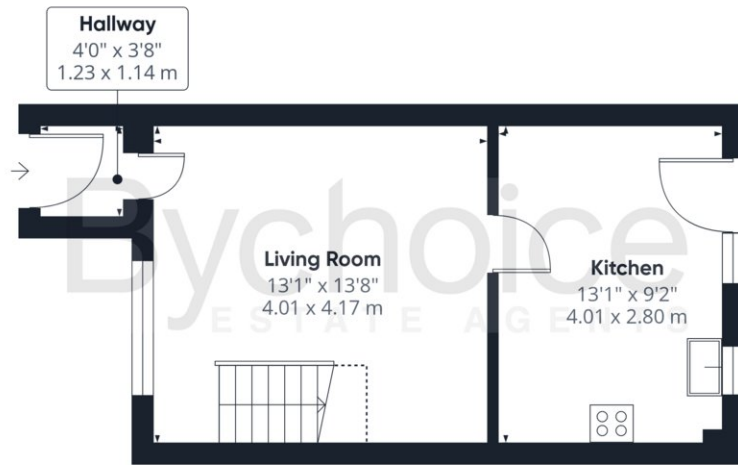




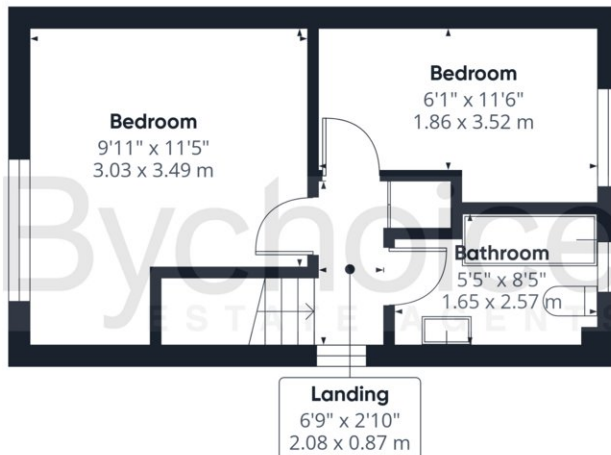








Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**

597 ft<sup>2</sup>  
55.5 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Council & Council Tax Band – Babergh District Council - Band B

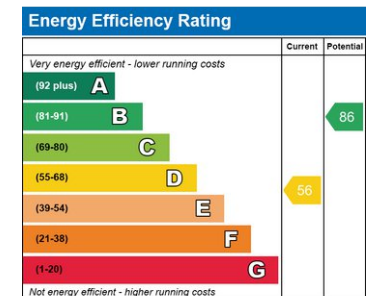
Tenure – Freehold

Broadband – Ultrafast broadband with download speeds of up to 1800 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Utilities – Electric Storage Heating, Mains Water, Mains Electric, Mains Drainage

Property Construction – Standard Brick Construction



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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.

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