



**Rose Bungalow,
Waldingfield Road, Sudbury, Suffolk**

DAVID
BURR



ROSE BUNGALOW, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PP

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

A spacious five double-bedroom detached bungalow occupies generous grounds amounting to 0.35 acres with wonderfully sociable open-plan living and great possibilities of secondary accommodation (subject to planning) with numerous outbuildings, garages and office space.

Spacious five double-bedroom detached bungalow with generous living space and grounds

Porch: An inviting space with room for shoes and coats with obscure glass door leading to:-

ENTRANCE HALL: A particularly long room with all rooms leading off, coat cupboard and door leading to:-

SITTING/DINING ROOM: This is a wonderfully light double-aspect room with a pair of patio doors leading out to a raised terraced seating area with pretty views over the garden beyond. Your attention in this room is immediately drawn to the large brick fireplace with tiled and brick hearth and inset log burner with useful alcoves for furniture. This is a particularly spacious room and a great space for entertaining with both a living room seating area and dining space beyond.

KITCHEN/BREAKFAST ROOM: Accessed via an opening off the entrance hall, this is a wonderfully light room with bi-fold doors onto the rear terrace. This room has been recently refitted with a range of contemporary units with a stone-effect worktop above and large island unit offering further storage as well as breakfast bar seating. Integrated appliances include a large sink and oven with extractor above, double stainless-steel butler-style sink with mixer tap, integrated full-height fridge and full-height freezer, as well as a matching double door pantry cupboard offering particularly useful storage.

STUDY: Accessed off the sitting/dining room, this is a useful room with a range of storage cupboards with a wooden worktop above and matching shelving.

SNUG: Accessed off the master bedroom and the study, this is a light room with three windows to the side and further glass panelled door providing side access.

UTILITY ROOM: This room is fitted with a range of traditional-style cupboards, worktop and tiled splashback, integrated appliances including a stainless-steel sink, mixer tap and drainer unit with space for washing machine, tumbler dryer and other white goods.

BEDROOM 1: A generous master bedroom with a bank of floor-to-ceiling of fitted slide wardrobes, part mirror-fronted, offering fantastic storage finished with an LVT flooring with patio doors leading to a private snug and door leading to:-

EN-SUITE: A three-piece suite consisting of a close coupled WC, wash hand basin with mixer tap and large shower cubicle with attractive tiled surround and heated towel rail.

BEDROOM 2: A generous second bedroom with a bank of fitted wardrobes and matching drawer unit, finished with a wood-effect flooring and door leading to:-

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EN-SUITE: A four-piece suite consisting of a pedestal wash hand basin, bidet, close-coupled WC and large walk-in shower cubicle.

BEDROOM 3: A spacious third bedroom with double-glazed window to the front and bespoke fitted shutter blinds and space for other bedroom furniture.

BEDROOM 4: A generous double bedroom with bespoke fitted shutter blinds to the front and space for other bedroom furniture.

BEDROOM 5: A fifth double bedroom finished with a wood-effect flooring.

SHOWER ROOM: A three-piece suite consisting of a WC and wash hand basin with vanity unit and mixer tap and attractive tiled shower cubicle with overhead power shower, finished with a contemporary floor-to-ceiling tile.

Outside

To the front of the property is a block-paved “in and out” drive with gating, in turn providing ample off-road parking with double gates providing vehicular access to the rear garden with borders offering seasonal colour and Laurel hedging to the front for privacy, as well as access to the **DOUBLE GARAGE** that is well insulated and heated with power and lighting connected and service door leading to the rear, useful storage cupboard and cloakroom fitted with a close-coupled WC and large butler sink with taps and drainage offering possibilities with the office space above to create secondary accommodation or holiday let accommodation subject to planning.

INNER HALL: Accessed off both the garage and the front drive via a obscure glass door with staircase leading to first floor office.

OFFICE: Situated above the double garage, this has been a particularly useful room over the years as a home office and is well insulated with Velux windows to both front and rear. This room could have a range of uses for any given buyer.

REAR GARDEN: To the immediate rear of the property accessed off both the main reception room and kitchen breakfast room is a wonderfully light raised

terrace offering elevated views over the rear garden. This is a great space for entertaining with outside lighting.

Beyond here you will find an expanse of lawn with established hedgerow boundaries leading onto a sunken rockery garden with shallow feature pond. Neighbouring this is a further **GARAGE/WORKSHOP** with water, power and lighting connected and drainage behind. Beyond the sunken garden you will find a spinney of trees and a shaded seated area as well as a **large workshop, shed and wood store**.

Agent's notes

VIEWING: Strictly by prior appointment only through DAVID BURR.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F

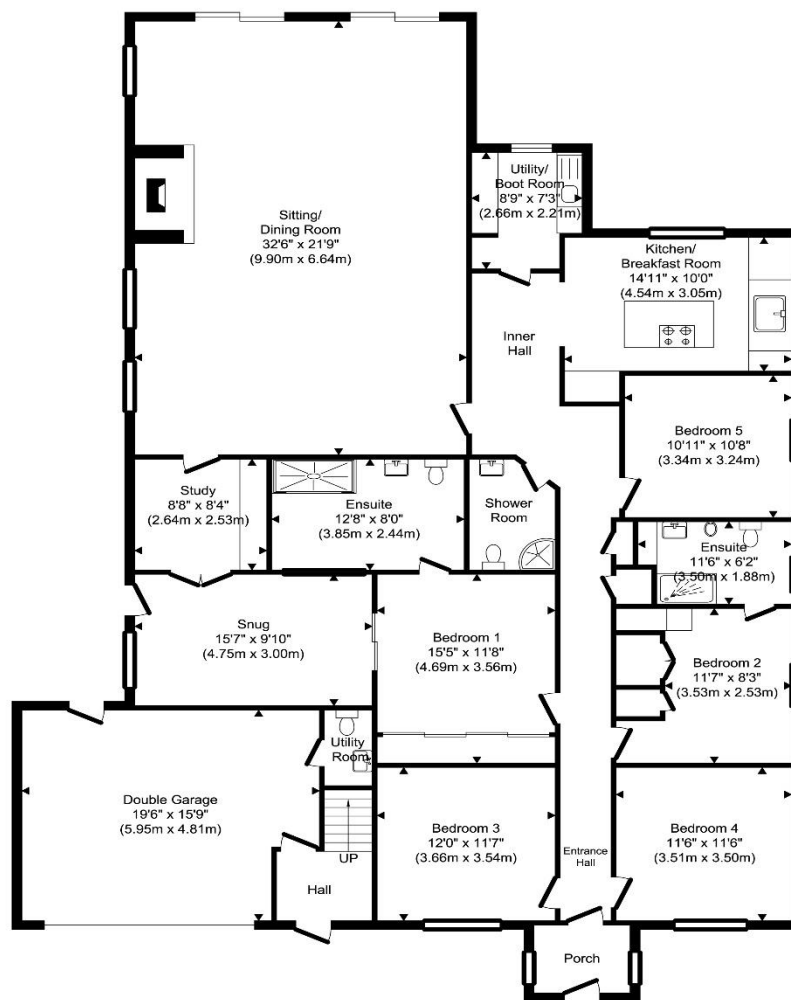
TENURE: Freehold

CONSTRUCTION TYPE: Brick

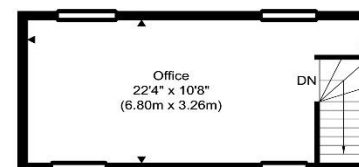
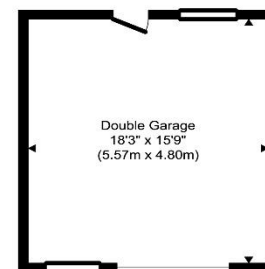
WHAT3WORDS: villa.strongman.baroness

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Ground Floor
Approximate Floor Area
2758.68 sq. ft.
(256.29 sq. m)



Outbuilding
Approximate Floor Area
526.24 sq. ft.
(48.89 sq. m)

TOTAL APPROX. FLOOR AREA 3284.93 SQ.FT. (305.18 SQ.M.)
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