



DAVID  
BURR

**Lavender Cottage, The Street,  
Great Waldingfield, Suffolk**



# LAVENDER COTTAGE, THE STREET, GREAT WALDINGFIELD, SUFFOLK, CO10 0TN

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

A charming six-bedroom house in a quiet hamlet of characterful homes neighbouring St. Lawrence's Church surrounded by picturesque countryside.

## A delightful six-bedroom house with garden and off-road parking with grounds circa 0.45 acres.

Green oak framed porch and solid oak door leading to:-

**ENTRANCE HALL: 11'1" x 8'4"** (3.38m x 2.54m) Finished with a Victorian style tile floor with oak stable door leading to the rear garden and solid wooden doors leading to:-

**KITCHEN/DINING/FAMILY ROOM: 21'1" x 19'9"** (6.43m x 6.02m) A wonderfully sociable room with stunning views overlooking the part-walled garden and is divided into three distinct areas with a traditional shaker style kitchen with granite effect worktop, attractive tile splashback, integrated sink with double drainer unit with space for a dishwasher, large Range cooker with extractor above and fridge/freezer. Beyond this is a snug style seating area with space for a large dining table and chairs with tongue and groove pantry style double cupboard. Doors leading to:-

**DRAWING ROOM: 24'0" x 12'11"** (7.32m x 3.94m) A particularly elegant room with views over the front garden, open staircase leading to first floor and door leading to:-

**DINING ROOM: 18'6" x 13'8"** (5.64m x 4.17m) Moving into the oldest part of the property which dates back to the 17<sup>th</sup> century, this room enjoys many character features including exposed beams, Suffolk brick floor and open fireplace with solid oak door to the front and casement windows offering pretty views over the front garden.

**UTILITY/WORKSHOP: 15'10" x 14'6"** (4.83m x 4.42m) Accessed off the dining room, this room provides useful storage with space for white goods and

large pantry cupboard. With services already in place this could be converted to create a further reception room or downstairs bedroom accommodation if needed. Service door leading to:-

**GARAGE: 19'1" x 10'5"** (5.82m x 3.18m) A particularly large garage with double oak doors off the driveway with power connected.

**CLOAKROOM:** Accessed off the entrance hall and containing a two-piece suite consisting of a pedestal wash hand basin and close coupled WC finished with matching tile floor to the entrance hall.

### First Floor

**LANDING:** An open landing with views over the countryside, three double built-in wardrobes providing useful storage with solid wooden doors and Suffolk latch ironmongery leading to:-

**MASTER BEDROOM: 19'0" x 14'11"** (5.79m x 4.55m) A wonderfully light room with two casement windows providing stunning views over the rear garden and rolling countryside. With built-in wardrobe space offering ample storage with the space to create an en-suite (subject to planning which has been approved).

**BEDROOM 2: 19'11" x 10'6"** (6.07m x 3.20m) A wonderfully light and spacious double aspect room with pretty rooftop views to one side and views over the part-walled garden and countryside to the other. A built-in wardrobe

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with hanging rail and shelving provides useful storage with a further dressing room like area as you enter the room.

**BEDROOM 3: 13'5" x 9'8"** (4.09m x 2.95m) Triple built-in wardrobe and pedestal wash hand basin with window to side aspect.

**BEDROOM 4: 13'1" x 9'10"** (3.99m x 3.00m) Another good size double bedroom with triple built-in wardrobe, views over rolling countryside beyond.

**BEDROOM 5: 13'8" x 8'9"** (4.17m x 2.67m) Stepping back into the oldest part of the property, this room boasts many character features including large wooden floorboards, exposed beams and casement window providing countryside views.

**BEDROOM 6: 13'0" x 9'9"** (3.96m x 2.97m) A light double aspect room offering pretty views with two double built-in wardrobes providing useful storage.

**BATHROOM:** A recently refitted suite consisting of a pedestal wash hand basin, close coupled WC, large panel bath with mixer tap and handheld shower with attractive tile surround, exposed beams and heated towel rail.

**SHOWER ROOM:** A three-piece suite consisting of a pedestal wash hand basin, close coupled WC and a double low threshold walk-in shower with overhead shower and tile surround. Heated towel rail.

## Outside

A white picket fence forms the front boundary with gate and footpath leading to the front door. Wisteria and a number of potted plants offer a range of seasonal colours with an original water well. To the side is a driveway providing **OFF-ROAD PARKING** and access to the **GARAGE** with plumbing for washing machine.

To the immediate rear is a terrace seating area which is a great space for entertaining and to enjoy the afternoon sun. The rest of the part-walled garden

is predominantly laid to lawn with established colourful borders, fruit trees, shrubs and hedging. In total the grounds come to circa 0.45 acres abutting open countryside.

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

## Agent's notes

The property is Grade II Listed.

The property is situated in a conservation area.

**EPC RATING:** Exempt.

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

**COUNCIL TAX BAND:** G

**TENURE:** Freehold

**WHAT3WORDS:** ///whiplash.shoulders.falters

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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