



DAVID
BURR

**5 Carbonels,
Great Waldingfield, Suffolk**



5 CARBONELS, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0RQ

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 detached house situated to the rear of a quiet cul-de-sac within a well-regarded village a short distance from the amenities of a thriving Suffolk market town. The property includes generous accommodation arranged over two storeys which includes a sitting room, dining area and garden room together with an open-plan kitchen/breakfast room, study, utility and cloakroom. On the first floor are four bedrooms, the master with its own en-suite, and a family bathroom. There is the further benefit of plenty of off-road parking, a garage and a private enclosed rear garden with beautiful views over the countryside to the rear.

A four-bedroom detached house with plenty of parking and a garden with far-reaching countryside views.

Front door leading to:-

ENTRANCE HALL: With linoleum wood effect flooring, staircase rising to first floor with useful storage area below and doors leading to:-

SITTING ROOM: 16'6" x 9'11" (5.03m x 3.03m) A particularly bright room with a wide range of windows overlooking the property's front driveway and plenty of space for seating arranged around a central wood burning stove situated on a tiled hearth with a moulded wood surround. Opening leading to:-

DINING AREA: 11'0" x 7'2" (3.35m x 2.18m) Currently used as a reading room but with the clear potential to contain a dining table and chairs and with a window overlooking the side garden. Wood and glass panel door leading to:-

KITCHEN/BREAKFAST ROOM: 16'5" x 9'3" (5.00m x 2.81m) With tiled flooring throughout and a matching range of base and wall level units with worksurfaces incorporating a sink with a mixer tap above and drainer to side and a four-ring Stoves gas hob and tiled splashbacks. Space and plumbing for a dishwasher, space for free-standing refrigerator/freezer

and further appliance if required. Extensive storage and uPVC double-glazed bi-folding doors opening into:-

GARDEN ROOM: 14'7" x 10'1" (4.45m x 3.07m) With laminate wood flooring and enjoying beautiful views across the property's garden and onto open fields beyond. Double doors open onto terracing.

UTILITY: 9'6" x 6'4" (max) (2.89m x 1.94m) With space and plumbing for a washing machine and space for tumble dryer as well as recessed storage with fitted shelving. Door leading onto gardens and further door leading to:-

CLOAKROOM: Containing a WC and wash hand basin with storage cupboard below.

STUDY: 11'5" x 8'9" (3.49m x 2.67m) A useful room with plenty of space for a desk and a door opening onto a side passageway.

First Floor

LANDING: With access to loft storage space, airing cupboard with fitted shelving off, linen cupboard and further doors leading to:-

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BEDROOM 1: 13'2" x 9'11" (4.01m x 3.02m) A double bedroom with ceiling fan, open outlook to the front and door leading to:-

EN-SUITE: Containing a large corner shower with tiled surround and glass sliding doors. WC, vanity suite with storage cupboards below and a full-height chrome heated towel rail.

BEDROOM 2: 10'2" x 9'10" (3.10m x 2.99m) A double bedroom with a wonderful outlook to the rear across open countryside.

BEDROOM 3: 11'9" x 9'0" (3.59m x 2.74m) A double bedroom with far-reaching countryside views.

BEDROOM 4: 9'7" x 8'11" (max L-shape) (2.92m x 2.73m) Currently utilised as a further study which could equally be used as an occasional bedroom or dressing room if required.

FAMILY BATHROOM: Containing a panel bath with shower over, WC and pedestal wash hand basin.

Outside

To the front of the property is a private pebbled driveway providing plenty of **OFF-ROAD PARKING** which in turn leads onto a:-

GARAGE: 16'6" x 8'5" (5.04m x 2.57m) With up-and-over door, power and light connected and a personal door to the rear.

The property's rear garden has been planted with a wide variety of flowers and hedging and abuts open countryside with far-reaching views over the fields behind. Both paved and pebbled terraces provide areas of seating.

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).

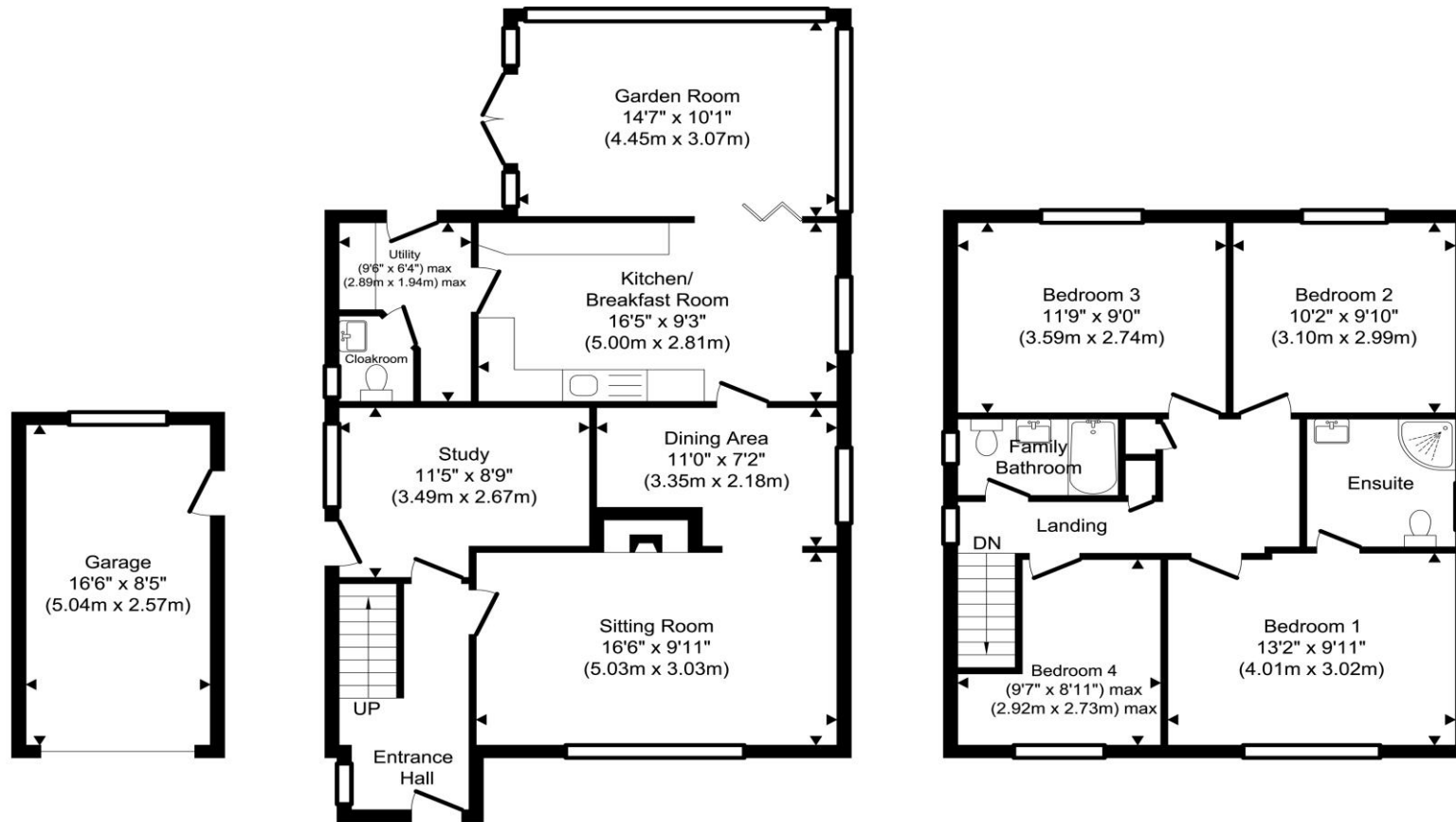
COUNCIL TAX BAND: D

TENURE: Freehold.

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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Garage
Approximate Floor Area
139.39 sq. ft.
(12.95 sq. m)

Ground Floor
Approximate Floor Area
783.72 sq. ft.
(72.81 sq. m)

First Floor
Approximate Floor Area
613.97 sq. ft.
(57.04 sq. m)

TOTAL APPROX. FLOOR AREA 1537.08 SQ.FT. (142.80 SQ.M.)
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