



DAVID
BURR

September Cottage, The Street,
Great Waldingfield, Suffolk



SEPTEMBER 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 Grade II listed cottage situated in an idyllic position on a quiet no-through road in a picturesque village just a stone's throw from St. Lawrence's Church. The property has undergone significant extension and renovation over the past 20 years and provides characterful accommodation over two levels with a host of original period features including exposed timbers, brickwork and vaulted ceilings. Two/three reception rooms, kitchen/breakfast room, three/four bedrooms and three bathrooms (one en-suite). Off-road parking, substantial garage and an attractive cottage garden with a useful brick outbuilding.

A character cottage with original features in a quiet village setting.

STORM PORCH: With solid oak front door leading to:-

ENTRANCE HALL: With pamment tiled flooring, exposed timbers and brickwork and a staircase rising to first floor with a useful understairs storage cupboard off. Ornate bespoke joinery including a gothic style arched doorway leading to:-

DRAWING ROOM: 15'5" x 10'10" (4.71m x 3.29m) A particularly impressive reception room with a vaulted ceiling and exposed timbers throughout. Solid oak parquet flooring and impressive ornate cast iron school style radiators. Exposed mellow red brick chimney breast with oak bressumer beam and a herringbone brick hearth and exposed brick surround. Potential to insert a wood burner, subject to any necessary permissions. Open studwork leading to:-

DINING ROOM: 10'0" x 9'10" (3.06m x 2.99m) With space for a dining table and chairs and vaulted ceiling and with a useful storage cupboard off.

KITCHEN: 14'10" x 10'11" (4.53m x 3.33m) With pamment flooring, exposed timbers and windows overlooking the rear garden. Matching range of base and wall level units with worksurfaces incorporating a ceramic butler sink with a mixer tap over and drainer to side and space for a free-standing Range cooker with tiled splashback. Below countertop refrigerator and separate freezer and plenty of storage throughout. Thumb latch door leading to:-

SITTING ROOM: 14'2" x 11'6" (4.31m x 3.51m) With oak wood flooring and exposed timbers and an attractive area of seating with dual aspect outlook over the property's gardens. Double door opening onto terracing and further thumb latch door leading to:-

SHOWER ROOM: With solid oak flooring and a large walk-in shower with traditional style fittings. WC, pedestal wash hand basin and storage cupboard off.

BEDROOM 4: 13'9" x 12'7" (max) (4.19m x 3.83m) Currently utilised as a dressing room and with twin casement windows overlooking the gardens. Extensive fitted storage with fitted shelving and hanging rail. The rear section of the garage lies adjacent with the potential, and plumbing in place, to create an en-suite (subject to any necessary permissions).

First Floor

LANDING: Arranged into two parts with exposed timbers and thumb latch doors leading to:

PRINCIPAL SUITE: 17'4" x 11'1" (max) (5.29m x 3.38m) Cleverly designed with attractive views over the rear garden and a thumb latch door leading to:-

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EN-SUITE: Containing a tongue and groove panel bath, traditional style WC and wash hand basin with storage below and tiled splashback. Useful eaves storage cupboard off.

BEDROOM 2: 11'6" x 10'7" (3.51m x 3.23m) A comfortable double bedroom with an outlook to the front and across open countryside, exposed wood flooring, timbers and vaulted ceiling.

BEDROOM 3: 11'6" x 10'0" (3.51m x 3.06m) A further double bedroom with exposed wood flooring, vaulted ceiling and exposed timbers and a dual aspect outlook to the rear.

BATHROOM: Containing an enamel rolltop bath with claw feet, traditional style WC and a pedestal wash hand basin.

Outside

In front of the property is a stone paved driveway which provides an area of **OFF-ROAD PARKING** and in turn leads onto the:-

GARAGE: 23'7" x 8'2" (7.20m x 2.49m) With power and light connected and wooden double doors opening onto the driveway.

Also at the front is an area of garden which has been planted with a colourful variety of flowers and space for seating. A pathway leads down the side of the property and into a rear garden with a flagstone terrace providing an attractive area of seating. A timber framed pergola shelters a pathway leading to a rear brick paved terrace which contains a hot tub and further area of seating. An expanse of lawn is bordered by mature hedging and flowers. At the rear of the garden is a useful:-

OUTBUILDING: Of brick construction with an attractive arched window and providing useful storage space.

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

AGENTS NOTES

The property is Grade II listed and thought to date back to the 1600s and also stands within a conservation area.

The thatched roof is estimated to have in the region of 5-10 years left before requiring remedial work with the ridge needing to be done slightly sooner. For further information please contact the office.

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: D

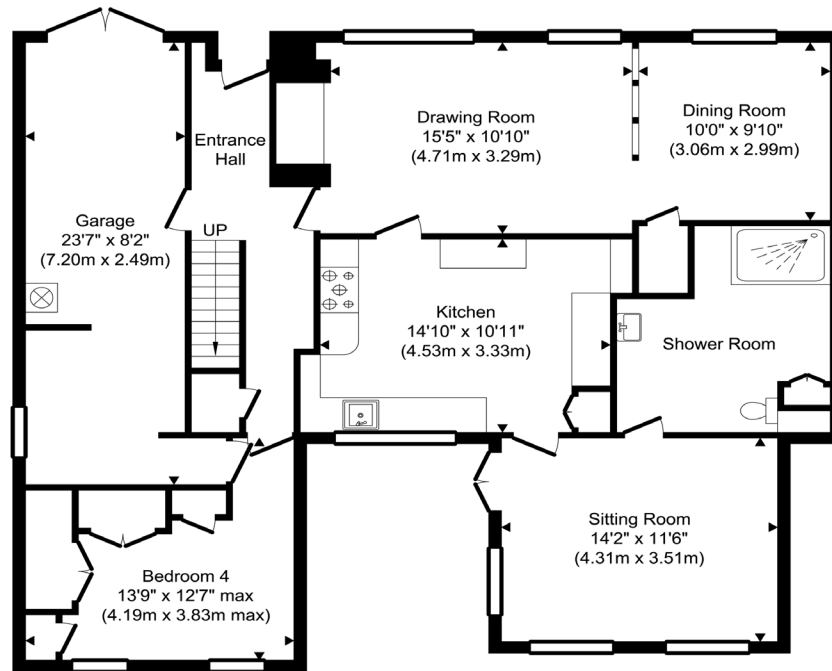
TENURE: Freehold

WHAT3WORDS: ///video.weeds.showering

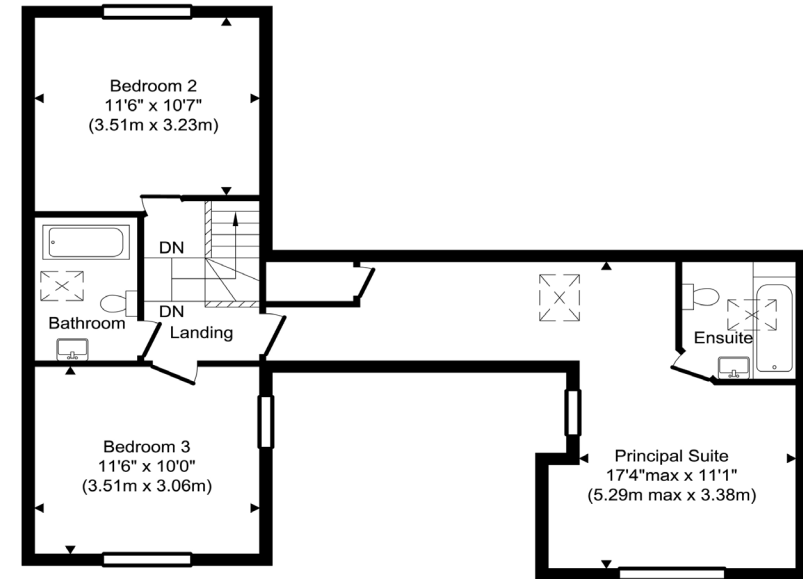
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
1247.64 sq. ft.
(115.91 sq. m)



First Floor
Approximate Floor Area
643.03 sq. ft.
(59.74 sq. m)

TOTAL APPROX. FLOOR AREA 1890.68 SQ.FT. (175.65 SQ.M.)

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