



DAVID
BURR

**Oak House,
Little Waldingfield, Sudbury, Suffolk**



Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

A high-quality detached village home constructed in 2016 with characterful accommodation over two levels. There is the benefit of two reception rooms, together with an open-plan kitchen/dining room as well as a study, utility and ground floor cloakroom. On the first floor are four well-proportioned double bedrooms (master with en-suite) and a family bathroom. Outside the property contains plenty of off-road parking which leads onto a brick garage and a west-facing cottage garden.

A four-bedroom detached house on a quiet lane in a picturesque Suffolk village

Oak framed porch situated on a brick plinth with solid oak front door leading to:-

SNUG/DINING ROOM: A particularly bright reception room with engineered oak flooring which continues throughout the rest of the ground floor. Space for seating arranged around a fireplace with oak mantle and red brick surround with inset woodburning stove. Recessed log storage to either side and display shelving. Staircase rising to first floor and a useful coats cupboard off. Solid oak and glass panelled door leading into:-

Inner Hall: With a useful understairs storage cupboard off and doors leading to:-

SITTING ROOM: A charming dual-aspect reception room with plenty of space for seating, continuation of oak flooring and a central fireplace with inset woodburning stove situated on a slate tiled hearth with red brick surround and oak mantle.

KITCHEN/DINING ROOM: With plenty of room for a dining table and chairs and a kitchen with a matching range of base and wall level units with work surfaces incorporating a Lamona sink with mixer tap above and drainer to side. Space for a range cooker with tiled splashback and extraction over. Integrated dishwasher, space for American-style fridge

freezer and with plenty of storage throughout including a central island with breakfast seating. Double doors with glass panels opening onto terracing and with an attractive view over the garden and further doors leading to:-

STUDY: An ideal space to work from home with a continuation of engineered oak flooring.

UTILITY: With door leading onto the driveway and a range of base and wall level units with work surfaces incorporating a stainless-steel sink with mixer tap above. Space and plumbing for a washing machine and space for tumbler dryer.

CLOAKROOM: Containing a WC and a vanity suite wash hand basin with storage below and a tiled splashback.

First Floor

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

BEDROOM 1: A bright and airy double bedroom with a range of fitted storage with floor-to-ceiling sliding doors, inset shelving and hanging rails.

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EN-SUITE: Containing a WC, wash hand basin and a chrome heated towel rail. Tiled shower cubicle with glass screen door and rainfall-style shower.

BEDROOM 2: A further well-proportioned double bedroom with an outlook over the garden and fitted wardrobes.

BEDROOM 3: A double bedroom with fitted storage and a view to the rear.

BEDROOM 4: An ideal guest bedroom with a pretty view over the street scene and a fitted storage cupboard/wardrobe.

BATHROOM: Containing a bath with tiled surround, mixer tap and shower attachment over. WC, vanity suite and a corner shower with rainfall-style showerhead and glass sliding doors.

Outside

The property is enclosed by a low-level red brick wall with a brick paviour pathway leading up to the front door. A private driveway provides **OFF-ROAD PARKING** for two to three vehicles in tandem which leads onto a:-

GARAGE: Of brick construction beneath a peg-tile roof and with power and light connected and timber double doors to the front.

The property benefits from a predominantly west-facing rear garden which includes a stone-paved terrace adjacent to the property itself, an expanse of lawn and colourful well-stocked flowerbeds. There is the further benefit of side access on both sides of the house.

Agent's Notes

The property is unlisted and stands within a conservation area.

SERVICES: Main water and drainage. Main electricity connected. Air source heat pump heating. Underfloor heating throughout the ground floor and radiators on the first floor. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – 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: E

TENURE: Freehold

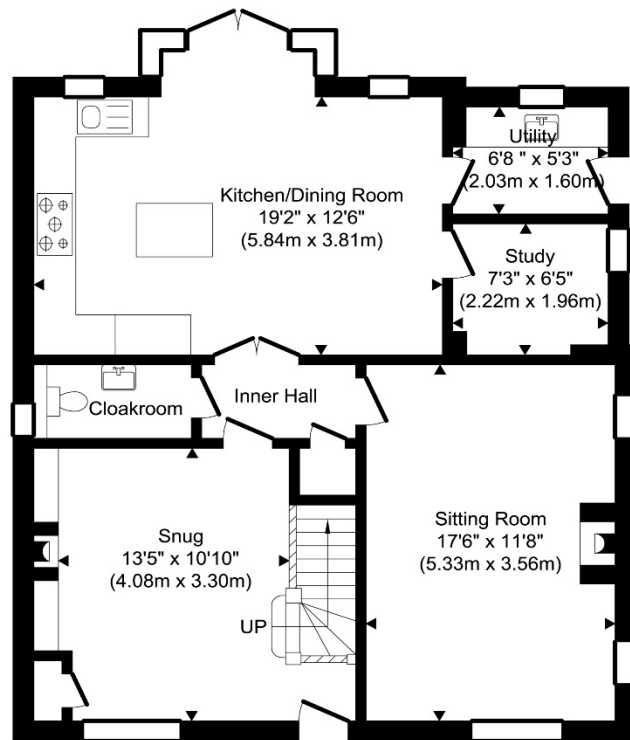
CONSTRUCTION TYPE: Brick

WHAT3WORDS: ///wizard.frowns.lectured

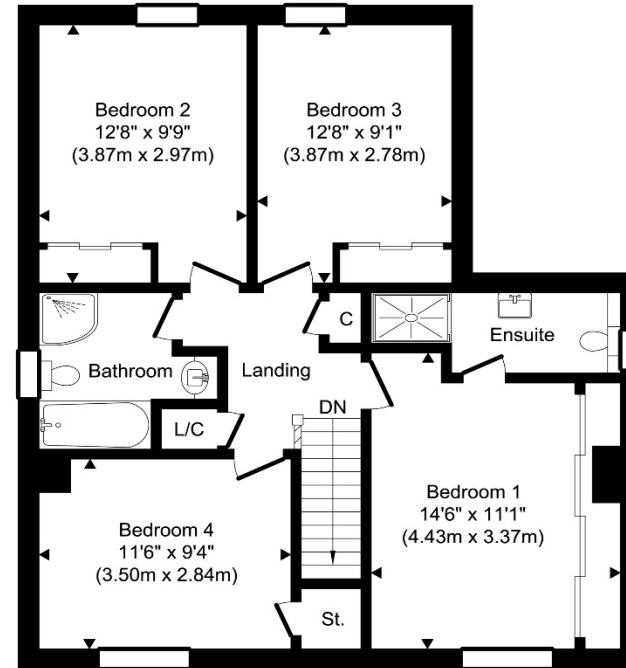
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

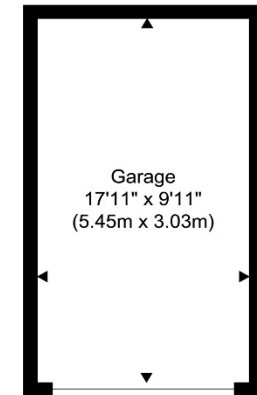
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Ground Floor
Approximate Floor Area
843.78 sq. ft.
(78.39 sq. m)



First Floor
Approximate Floor Area
731.40 sq. ft.
(67.95 sq. m)



Outbuilding
Approximate Floor Area
177.71 sq. ft.
(16.51 sq. m)

TOTAL APPROX. FLOOR AREA 1752.90 SQ.FT. (162.85 SQ.M.)
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