



**Plum Cottage, 25 Coronation Rise,  
Great Waldingfield, Suffolk**

**DAVID  
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# PLUM COTTAGE, 25 CORONATION RISE, GREAT WALDINGFIELD, SUFFOLK, CO10 0TX

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 spacious three-bedroom detached house with wraparound garden, double garage, workshop and 23'6" sitting room.

## A delightful three-bedroom detached house.

**ENTRANCE HALL: 8'1" x 5'7"** (2.46m x 1.70m) An inviting room with space for shoes and coats with further useful cupboard that also houses the boiler with door leading to:-

**SITTING ROOM: 23'6" x 12'11"** (7.16m x 3.94m) A wonderfully large double aspect room with views over both the front and side garden with doors leading to:-

**KITCHEN/BREAKFAST ROOM: 19'10" x 8'6"** (6.05m x 2.59m) The kitchen is fitted with a wide range of modern shaker style cupboards with a thick granite effect worktop and attractive tiled splashback with integrated one-and-a-half sink with drainer unit, mixer tap, gas hob with extractor above, double eye-level oven and microwave combi oven with space for a washing machine, tumble dryer and fridge/freezer. Beyond this you will find a breakfast bar seating area finished with matching cupboard and worktop to the kitchen with glass panel door providing side access in turn leading to both the rear and front garden.

**Inner Hall:** Space for a side table or other furniture with doors leading to:-

**DINING ROOM: 19'0" x 9'6"** (5.79m x 2.90m) A double aspect room with pretty views over the rear garden with glass panel doors leading to rear garden terrace with staircase leading to first floor and useful understairs cupboard.

**BEDROOM 1: 11'11" x 11'7"** (3.63m x 3.53m) A wonderfully light room with large window overlooking the rear garden with space for a double bed as well as a range of other bedroom furniture.

**SHOWER ROOM:** A three-piece suite consisting of a close coupled WC, pedestal wash hand basin with mixer tap with fully tiled wet room, overhead shower and shower screen surround.

### First Floor

**LANDING:** A Velux window brings natural light to this room with two useful eaves storage cupboards and doors leading to:-

**BEDROOM 2: 14'6" x 9'11"** (4.42m x 3.02m) A double aspect room with charming views over the rear garden, built-in double slide wardrobe with space for other bedroom furniture as well as eaves storage.

**BEDROOM 3: 10'9" x 9'11"** (3.28m x 3.02m) A generous third bedroom which again is double aspect, this time offering views to the front with space for a double bed and other furniture with more eaves storage.

**BATHROOM: 12'3" x 6'5"** (3.73m x 1.96m) An unusually spacious bathroom with large corner bath, pedestal wash hand basin, close coupled WC and attractive tiled surround with eaves storage cupboard.

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## Outside

To the front of the property you will find a driveway that provides ample **OFF-ROAD PARKING** with further shingle parking area and block paved footpath leading to the front door. The driveway also provides access to the **GARAGE: 17'8" x 15'10"** (5.38m x 4.83m) with up-and-over door and power connected with adjacent **WORKSHOP: 15'10" x 8'0"** (4.83m x 2.44m) that could be used as a home office or hobbies room. Side access gate leading to rear garden.

To the immediate rear of the property, accessed off the dining room via French doors, you will find a private terrace seating area which is a great space for entertaining with the rest of the garden being predominantly laid to lawn with well-established borders of shrubs, trees, hedging and seasonal colour.

**SERVICES:** Main water and drainage. Main electricity connected. Gas fired heating to 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.

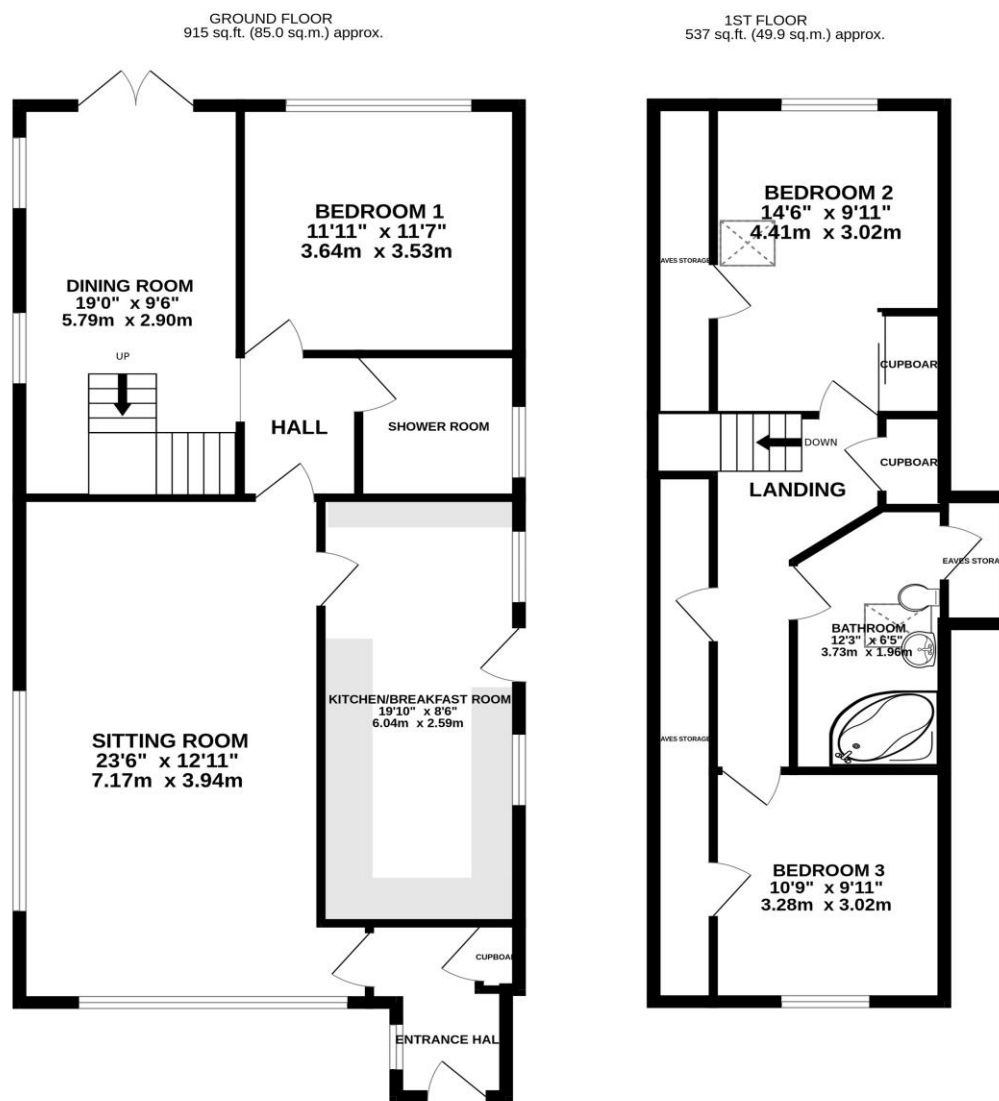
**TENURE:** Freehold.

**WHAT3WORDS:** ///satellite.chill.mows

**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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TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx.  
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