



**The Old Mill House,  
Great Waldingfield, Suffolk**

**DAVID  
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# The Old Mill House, Lavenham Road, Great Waldingfield, Suffolk, CO10 0SE

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 characterful detached house situated in a tucked away location in a well-served Suffolk village. The property contains versatile accommodation over two levels which includes extensive and versatile living space as well as a kitchen, breakfast room/utility and cloakroom. Upstairs are four bedrooms, two with en-suite, and a further bathroom. Outside is private off-road parking with two attractive areas of garden including a wonderful open view over neighbouring countryside.

## **A 4 bedroom detached house in a tucked-away location with extensive living space, attractive gardens and private parking.**

**SITTING ROOM:** Arranged into two main parts with wood effect flooring and an impressive central inglenook fireplace with brick surround and inset wood burning stove. Large window with a view over the garden and open stud work into a further living area with double doors opening onto the garden and providing a far reaching view.

**SNUG:** A further versatile reception room with double doors opening onto the garden.

**STUDY:** With a dual aspect outlook and providing an ideal area to work from home.

**BREAKFAST ROOM/UTILITY:** With space and plumbing for a washing machine and further space for a dishwasher as well as additional free standing appliances including a refrigerator/freezer and tumble dryer. Base and wall level cabinets with work surfaces incorporating a ceramic sink. Room for a breakfast table and chairs and an opening leading to:

**KITCHEN:** With a matching range of base and wall level cabinets with work surfaces incorporating a one and a half sink with mixer tap above and drainer to side. Free standing cooker with extractor fan over, vaulted ceiling and exposed timbers. Door leading outside.

**CLOAK ROOM:** Containing A W.C., wash Hand basin and heat towel rail.

### **First floor**

**LANDING:** With doors leading to:

**BEDROOM 1:** A double bedroom with a range of fitted wardrobes and a view over the garden. Door leading to:-

**EN SUITE:** Containing a shower, W.C, vanity suite and towel rail

**BEDROOM 2:** A further double bedroom with a door leading to:-

**EN SUITE:** Containing a corner shower, W.C. and vanity suite as well as a heated towel rail.

**BEDROOM 3:** A double bedroom with a dual aspect outlook.

**BEDROOM 4:** An ideal guest bedroom.

**BATHROOM:** Containing a free-standing roll top bath, shower cubicle, W.C and wash hand basin.

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**OUTSIDE:** The property benefits from off road parking for around two vehicles.

Gardens are arranged into two main areas. A terrace wraps around the property to provide an area of seating. A lawn contains vegetable beds and immediately abuts open farmland with a beautiful open view.

A further area of garden contains a lawn with mature lavender plants, both brick and decked terraces and a storage shed.

**SERVICES:** Main water, drainage and electricity are 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:** G

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Timber framed

**WHAT3WORDS:** archives.captions.giant

**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.

**PRICE:** £1,600 per calendar month

**DEPOSIT:** £1,846.15

**TENURE:** A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

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FLOORPLAN TO BE APPENDED

