



DAVID
BURR

Lawrence Cottage,
Great Waldingfield, Suffolk



Lawrence 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 charming semi-detached thatched cottage in a picturesque hamlet close to countryside walks and village amenities. The property contains characterful accommodation which would benefit from some modernisation in parts and is arranged over two levels. On the ground floor is a dining room, sitting room, kitchen/breakfast room with utility cupboard off and a ground floor bathroom with four bedrooms and a further shower room on the first floor. Pretty cottage gardens are arranged to both the front and rear. **NO ONWARD CHAIN.**

A semi-detached thatched cottage with pretty cottage gardens in a quiet, rural hamlet.

Front door leading to:-

DINING ROOM: A characterful room with an impressive inglenook fireplace with oak carved bressumer beam and a brick surround. Attractive parquet wood flooring, exposed timbers and a staircase rising to the first floor with a useful storage cupboard below. Door leading to:-

KITCHEN/BREAKFAST ROOM: With a quarry tiled floor and a matching range of base and wall level pine units with wooden work surfaces incorporating a ceramic sink with mixer tap above and a four-ring hi-sense electric hob with extractor fan over. Integrated double electric combination oven, slimline AEG dishwasher and an integrated below-countertop refrigerator with freezer compartment. Open studwork separates the kitchen from a breakfast area with plenty of space for seating and a continuation of a quarry tiled floor. Useful **UTILITY CUPBOARD** off with space and plumbing for a washing machine and also containing space for a freezer above. Double doors opening onto the garden and thumb latch door leads to:-

SITTING ROOM: A characterful room with exposed timbers across the walls and ceilings and a further inglenook fireplace with oak bressumer beam and a mellow red brick hearth and surround. Window with a pretty

outlook onto the front garden and thumb latch door leading to a staircase rising to first floor.

BATHROOM: Containing an enamel bath, WC and a wash hand basin with storage below.

First Floor

BEDROOM 1: A particularly bright dual-aspect double bedroom with exposed timbers.

BEDROOM 2: With exposed red brick, view over the garden, fitted storage and steps leading through a linen cupboard into the other half of the house which is also accessible via its own staircase.

BEDROOM 3: A charming double room with exposed timbers and a dual-aspect outlook.

BEDROOM 4/STUDY: With exposed floorboard and currently used as an occasional bedroom but which would equally be well-suited for use as a study.

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SHOWER ROOM: Containing a corner shower with glass screen door, WC and wash hand basin with tiled splashback.

Outside

The property benefits from a front garden which is enclosed by a brick wall which continues to the side of the property with an area of lawn, space for storage and a useful lean-to area with bicycle storage. A private cottage garden is situated to the rear of the property with a stone paved terrace and an area of lawn and well-stocked borders.

Agent's Note

The property is Grade II Listed and stands within a conservation area.

The property's thatch is in need of replacement. For further information, please contact the office.

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

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: E

TENURE: Freehold

CONSTRUCTION TYPE: Timber-framed

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WHAT3WORDS: narrow.molars.buying

VIEWING: Strictly by prior appointment only through DAVID BURR.

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FLOORPLAN TO BE APPENDED

