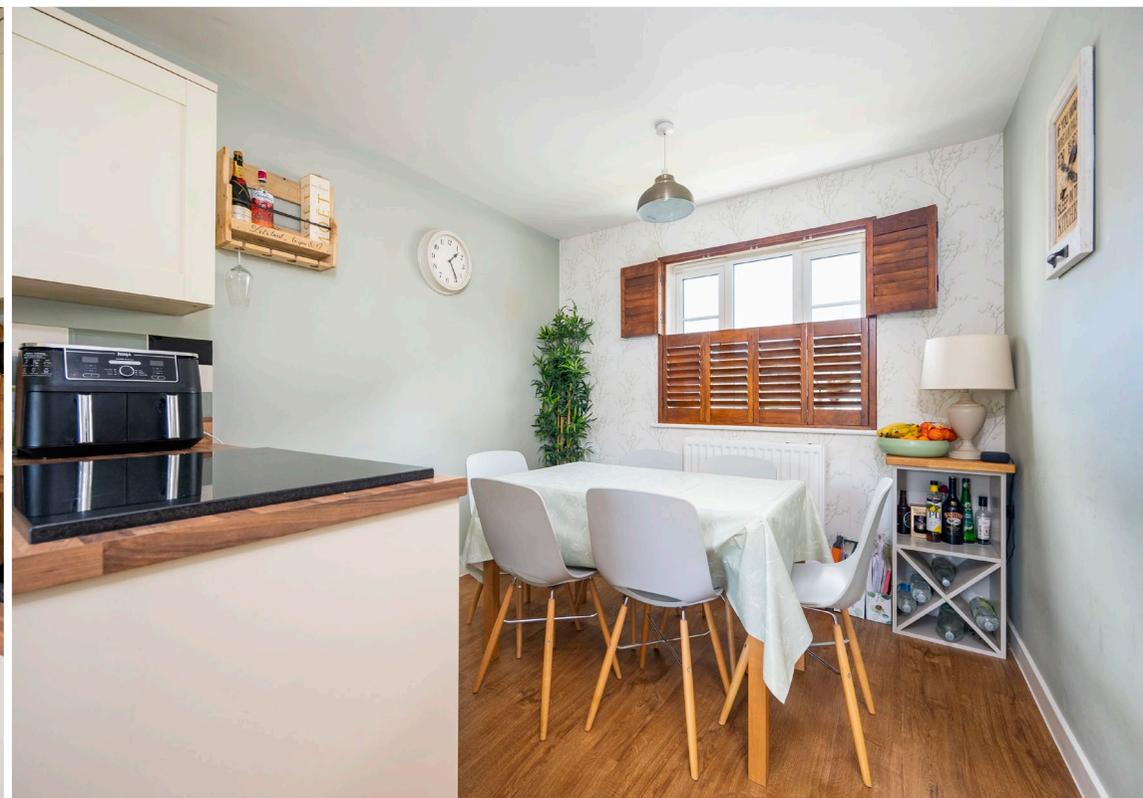




**35 Overing Avenue,
Great Waldingfield, Suffolk**

**DAVID
BURR**



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 contemporary three-bedroom semi-detached house situated on a desirable development within short distance of countryside walks and village amenities. The property contains accommodation arranged over two levels including a dual aspect sitting room, kitchen/dining room and a ground floor cloakroom. Upstairs are three bedrooms (master with en-suite) and a family bathroom. Outside is a low maintenance enclosed rear garden and off-road parking within a cartlodge.

A three-bedroom house with sunny south-west facing garden and sheltered off-road parking.

Front door leading to:-

ENTRANCE HALL: A spacious area with a staircase rising to first floor, space for coats and shoes and with a useful understairs storage cupboard off. Doors leading to:-

SITTING ROOM: 22'3" x 10'4" (6.77m x 3.15m) A bright dual aspect room with uPVC floor-to-ceiling glass panel doors opening onto the rear garden and with a central electric fireplace.

KITCHEN/DINING ROOM: 19'0" x 12'8" (max) (5.78m x 3.86m) With a sociable open-plan layout and plenty of space for a dining table and chairs and with a kitchen containing a matching range of base and wall level units with wood effect worksurfaces incorporating a stainless-steel one-and-half sink with a mixer tap above and drainer to side and a four-ring stainless-steel gas hob with aluminium splashback and extractor fan over. Integrated Lamona dishwasher, space and plumbing for a washing machine and space for free-standing fridge/freezer. Door opening onto garden.

CLOAKROOM: Containing a WC and a pedestal wash hand basin with tiled splashback.

First Floor

LANDING: With an airing cupboard off and doors leading to:-

BEDROOM 1: 15'1" x 12'1" (max) (4.60m x 3.69m) A double bedroom with fitted wardrobes with mirror fronted sliding doors, inset shelving and hanging rail. Further door leading to:-

EN-SUITE: With tiled flooring and containing a tiled shower cubicle with a glass sliding door. WC, pedestal wash hand basin and a heated towel rail.

BEDROOM 2: 14'6" x 10'7" (4.41m x 3.22m) A further double bedroom with a window to the front.

BEDROOM 3: 9'10" x 6'11" (2.99m x 2.11m) With an outlook over the rear garden.

BATHROOM: With tiled flooring and containing a Roca panelled bath with mixer tap and shower over and with a tiled surround. WC, pedestal wash hand basin and a heated towel rail.

Outside

At the front of the property is a low maintenance stone chipped bed and area of grass to the side. To the rear of the property is a private enclosed garden with an area of stone paved terrace ideal for entertaining or dining alfresco. An expanse of lawn is bordered by a further pathway and beds planted with maturing hedging and a discreet area of storage for bins.

STORAGE SHED: With power and light connected and containing space for further appliances including a tumble dryer and refrigerator.

At the rear of the garden a gate leading to an access which leads onto a:-

CARTLODGE: 18'10" x 8'8" (5.75m x 2.65m) Of brick construction with a brick paved floor.

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

AGENTS NOTES

The property is situated on a privately maintained road with a charge of approx. £60 every 6 months.

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: C

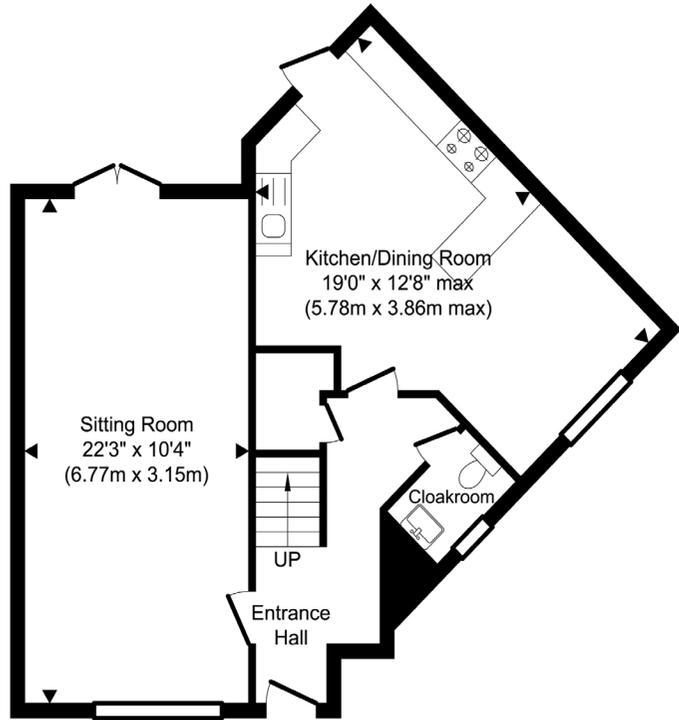
TENURE: Freehold

WHAT3WORDS: ///planting.majoring.equipment

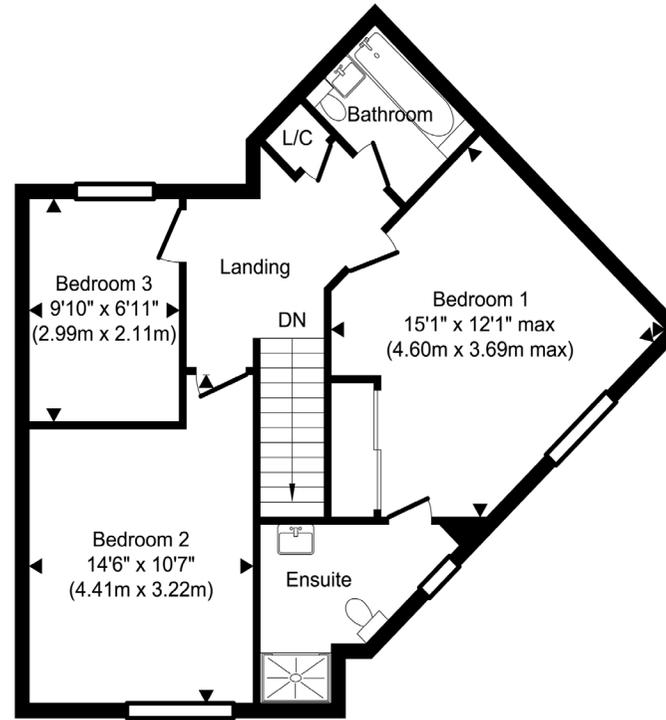
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

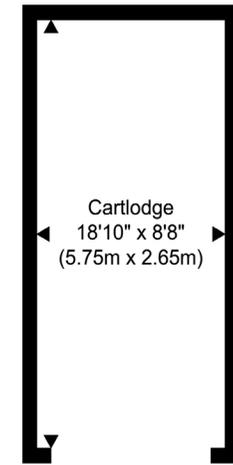
35 OVERING AVENUE, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0RJ



Ground Floor
Approximate Floor Area
555.95 sq. ft.
(51.65 sq. m)



First Floor
Approximate Floor Area
555.63 sq. ft.
(51.62 sq. m)



Outbuilding
Approximate Floor Area
163.93 sq. ft.
(15.23 sq. m)

TOTAL APPROX. FLOOR AREA 1275.52 SQ.FT. (118.50 SQ.M.)
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