



**Meadows, Waldingfield Road,  
Sudbury, Suffolk.**

**DAVID  
BURR**





# MEADOWS, WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 0PP

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

This spacious five bedroom detached house enjoys a large west-facing rear garden as well as ample off-road parking and double garage. Each of the five bedrooms are of a generous size with an en-suite to the master bedroom, three reception rooms on the ground floor as well as a kitchen/breakfast room. This property offers diverse living that would suit a number of different lifestyles.

## A generous five-bedroom detached house with off-road parking and double garage.

**ENTRANCE PORCH: 6'1" x 5'1"** (1.85m x 1.55m) Glass panel door leading to:-

**ENTRANCE HALL: 11'11" x 13'8"** (3.63m x 4.17m) An inviting space with large cupboard for shoes and coats, stairs leading to first floor and door leading to:-

**SITTING ROOM: 18'5" x 12'1"** (5.61m x 3.68m) A light double aspect room with views over the front garden and French sliding doors leading to the rear garden terrace. With feature fireplace.

**KITCHEN/BREAKFAST ROOM: 16'7" x 10'1"** (5.05m x 3.07m) Fitted with a wide range of matching cupboards with an integrated oven, gas hob, one-and-a-half sink with mixer tap, fridge/freezer, freezer and dishwasher with a roll edge worktop creating a further breakfast bar seating area. Door leading to rear garden.

**DINING ROOM: 11'11" x 10'1"** (3.63m x 3.07m) A generous second reception room with views over the rear garden.

**STUDY: 8'1" x 6'0"** (2.46m x 1.83m) Fitted with a wide range of shelving with views over the front garden.

**UTILITY ROOM:** Fitted with a range of cupboards with a roll edge worktop incorporating a one-and-a-half sink and drainer unit with mixer tap. Service door leading to the double garage.

**CLOAKROOM:** WC and wash hand basin.

### First Floor

**LANDING:** Large airing cupboard and views over the front garden with doors leading to:-

**MASTER BEDROOM: 16'0" x 11'0"** (4.88m x 3.35m) Fitted with a wide range of matching wardrobes with hanging rail and shelving as well as a number of drawer units with views over the front garden. Door to:-

**EN-SUITE:** A three-piece matching suite consisting of a fully tiled shower cubicle with overhead shower, sink and WC with built-in vanity unit offering plenty of storage.

**BEDROOM 2: 16'10" x 10'3"** (5.13m x 3.12m) A spacious second bedroom with views over the rear garden.



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**BEDROOM 3: 12'0" x 10'3"** (3.66m x 3.12m) A good size double bedroom with views over the rear garden.

**BEDROOM 4: 12'2" x 9'0"** (3.71m x 2.74m) A sizeable room with views over the rear garden.

**BEDROOM 5: 9'0" x 8'9"** (2.74m x 2.67m) Window offering views over front garden.

**BATHROOM: 11'0" x 6'10"** (3.35m x 2.08m) With bath, WC, wash hand basin and fully tiled shower cubicle with built-in vanity unit offering plenty of storage.

## Outside

The front garden has been landscaped for low maintenance with a hedge boundary to the front, tarmac drive offering ample off-road parking with turning bay and providing access to the **DOUBLE GARAGE (17'8" x 16'3"** (5.38m x 4.95m)) with up-and-over doors and access to the utility room. Paved footpath leading to front door with further footpath leading to side access gate bringing you to the rear garden.

The rear garden is one of the property's most attractive features being of a westerly aspect which enjoys sunshine throughout the afternoon. To the immediate rear of the property you will find a paved seating area which is a great space for entertaining. The garden has been landscaped with an array of colourful borders as well as a number of pretty shrubs and trees with a conifer hedge forming the rear boundary. The rest of the garden is mainly laid to lawn with an attractive rockery and pond featuring in the middle of the garden.

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

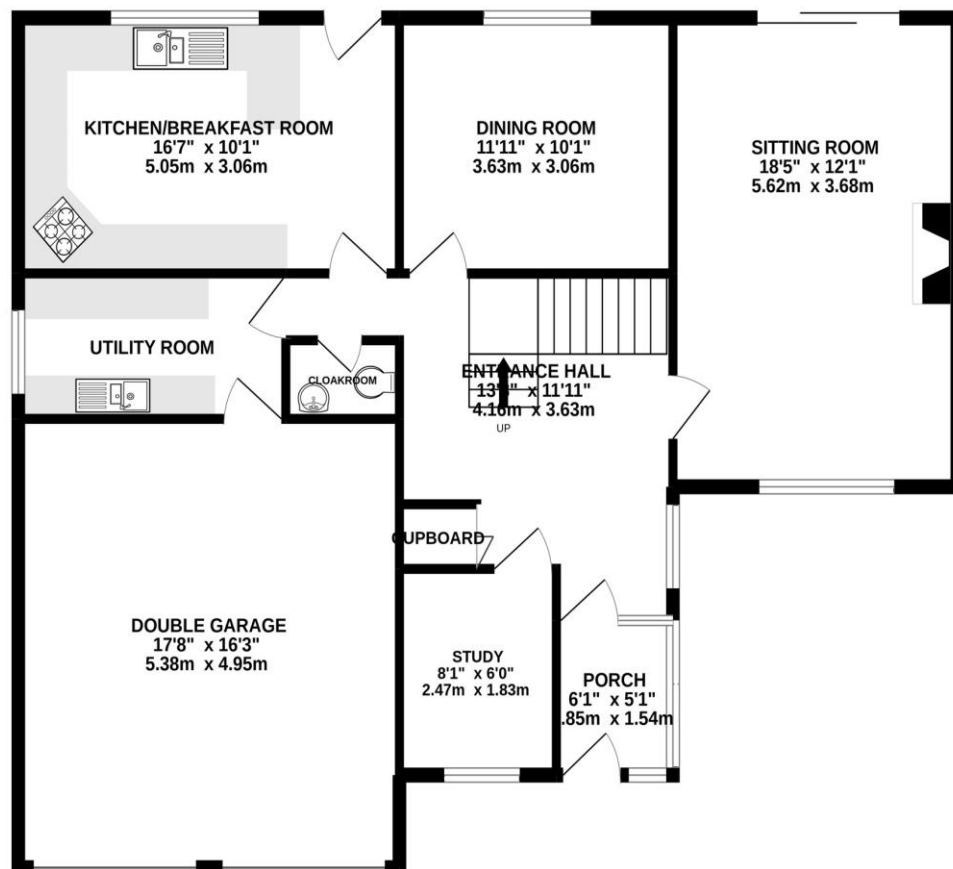
**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

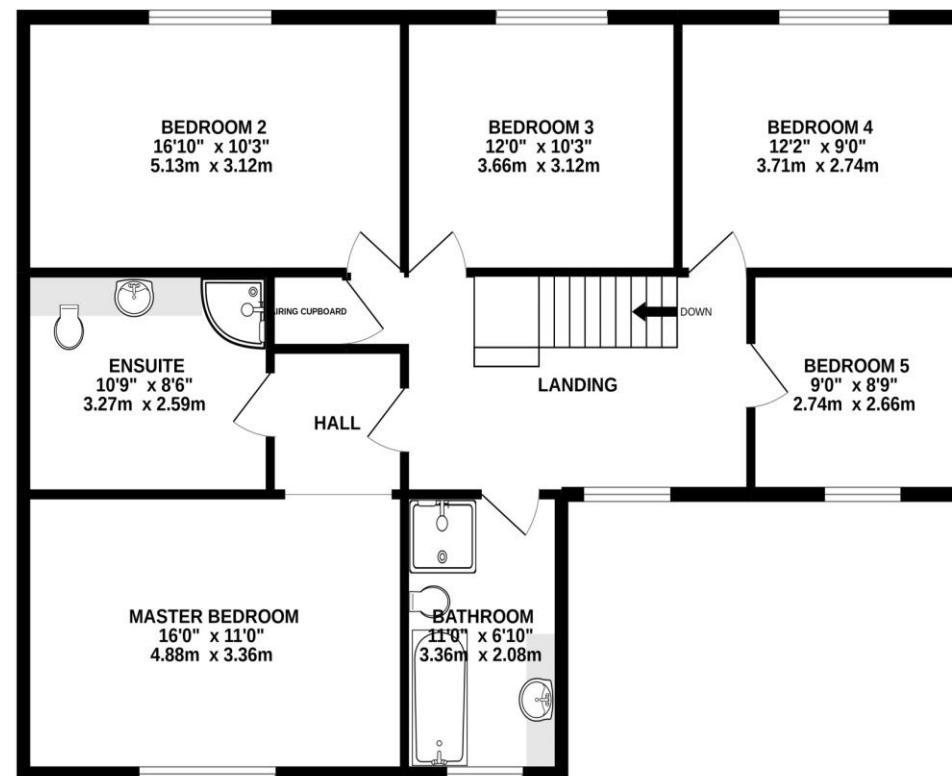
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GROUND FLOOR  
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA : 2155 sq.ft. (200.2 sq.m.) approx.

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