



**Walnut Cottage, Church Road,
Little Waldingfield, Suffolk**

**DAVID
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WALNUT COTTAGE, CHURCH ROAD, LITTLE WALDINGFIELD, SUFFOLK, CO10 0SP

Little Waldingfield is a most attractive village with the parish church of St. Lawrence nestled in the Suffolk countryside. The market town of Sudbury, with its comprehensive amenities (including a commuter rail link with London's Liverpool Street) is about 5 miles away. The historic settlement of Lavenham is some 4 miles distant.

A semi-detached period cottage situated on a quiet road within a picturesque Suffolk village. The property is in need of significant modernisation throughout but represents an exciting opportunity for a purchaser to renovate the building to their own tastes. There is the clear potential to increase the footprint of the building to both the side and rear (subject to any necessary consents). The property as it currently stands contains accommodation arranged over two storeys which includes a reception room, kitchen, ground floor bathroom and utility with two bedrooms upstairs. This property is being offered with NO ONWARD CHAIN.

A semi-detached period cottage in need of modernisation with generous gardens.

Front door leading to:-

SITTING/DINING ROOM: 12'6" x 12'0" (3.82m x 3.66m)
With exposed timbers, central fireplace with tiled surround and storage cupboard to either side of the chimney breast. Door leading to:-

KITCHEN: 8'8" x 7'10" (2.65m x 2.38m) With a window overlooking the property's rear garden, thumb latch door leading to staircase rising to first floor and further door leading to:-

Inner Hall: With understairs storage cupboard off and opening leading to:-

UTILITY: 9'9" x 6'4" (max) (2.96m x 1.92m) Containing a butler sink on a brick plinth with taps over and also containing the hot water tank. Door leading onto the rear garden and sliding door leading to:-

BATHROOM: Containing a bath, pedestal wash hand basin and sliding door leading to a WC.

STORE: With fitted shelving.

First Floor

LANDING: With access to loft space and thumb latch doors leading to:-

BEDROOM 1: 13'0" x 12'8" (3.97m x 3.86m) With exposed wood floorboards, windows overlooking the street scene below and out towards open countryside and with two storage cupboards off.

BEDROOM 2: 9'7" x 8'9" (2.92m x 2.66m) With exposed floorboards and window overlooking the rear garden.

Outside

An area of lawn separates the property from the lane and continues to the side. The plot in total measures **approx. 0.1 acres** and contains a particularly fine mature walnut tree. The grounds continue to the rear of the house and enjoy beautiful views of the village church. To the side of the plot is a corrugated storage shed/garage with an additional shed behind. Parking exists to the front of these outbuildings.

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

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AGENTS NOTES

The agent has been advised that a Tree Preservation Order exists in respect of the Walnut Tree.

Potential purchasers should be aware that planning permission exists for a neighbouring property, details of which can be found on the Babergh Mid Suffolk planning portal using reference DC/22/04808.

EPC RATING: Band F – 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: B

TENURE: Freehold

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.



