



DAVID
BURR

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



EVERGREEN 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 three-bedroom semi-detached cottage situated adjacent to the village church, finished to a high standard throughout. The property contains accommodation which includes an entrance hall, a sitting room with a wood burning stove, a kitchen/dining room, three double bedrooms and a family bathroom. There is the further benefit of off-road parking, a garage and private rear garden.

A charming three-bedroom semi-detached cottage on a quiet lane in a well-regarded village.

Front door leading to:-

ENTRANCE HALL: With space for coats and shoes, staircase rising to first floor with recessed bespoke fitted storage below. Amtico parquet wood effect flooring and doors leading to:-

SITTING ROOM: 14'7" x 12'7" (4.44m x 3.83m) A well-proportioned room with a central chimney breast with inset wood burning stove situated on a stone hearth. Large double -glazed sash window providing plenty of natural light and with an open outlook across the lane. Bespoke fitted shutters.

KITCHEN/DINING ROOM: 20'10 x 10'6" (6.34m x 3.20m) Finished to a high standard with polished tiled flooring with underfloor heating below and arranged into two distinct areas with plenty of space for a dining table and chairs adjacent to double doors opening onto the garden. The kitchen contains a matching range of base and wall level solid oak units with Corian worksurfaces incorporating a stainless-steel one-and-a-half sink with a mixer tap over and a drainer to side and a four-ring induction hob with tempered glass splashback and extractor above. A range of integrated appliances include an AEG dishwasher, AEG oven with microwave above and an integrated refrigerator/freezer. Double-glazed sash window with pretty view over the garden with door leading onto the terracing.

First Floor

LANDING: With access to loft storage space and a useful airing cupboard off and with doors leading to:-

BEDROOM 1: 14'4" x 8'11" (4.38m x 2.71m) A comfortable double bedroom with a beautiful outlook across the garden, onto neighbouring countryside and across to the village church. A range of fitted storage with bespoke fitted drawer unit, wardrobes with inset shelving and hanging rail.

BEDROOM 2: 14'2" > 11'5" x 8'11" (4.33m > 3.47m x 2.72m) A further double bedroom with an outlook across the lane and towards open countryside.

BEDROOM 3: 8'4" x 7'11" (2.53m x 2.41m) A third double bedroom with a generous storage cupboard, triple fitted wardrobes and sash window with open view.

BATHROOM: 9'1" x 6'0" (2.76m x 1.82m) With tiled flooring and containing a Villeroy and Boch bath, shower cubicle with glass screen doors and waterfall style shower head. WC and Villeroy and Boch pedestal wash hand basin. Chrome heated towel rail.

Outside

In front of the property is a private stone paved driveway which provides **OFF-ROAD PARKING** and a pathway enclosed by raised beds which leads up to the front door. The driveway leads on to a:-

GARAGE: 16'5" x 8'4" (5.00m x 2.54m) With storage space above, wooden double doors, power and light connected and a personal door to rear.

To the rear of the property is a paved terrace and with a step leading up to an area of lawn with a superb view of the village church. The gardens continue to a further attractive enclosed paved terrace enclosed by well-stocked terrace.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. Underfloor heating throughout the kitchen/dining room. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The property is situated in a conservation area.

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: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes

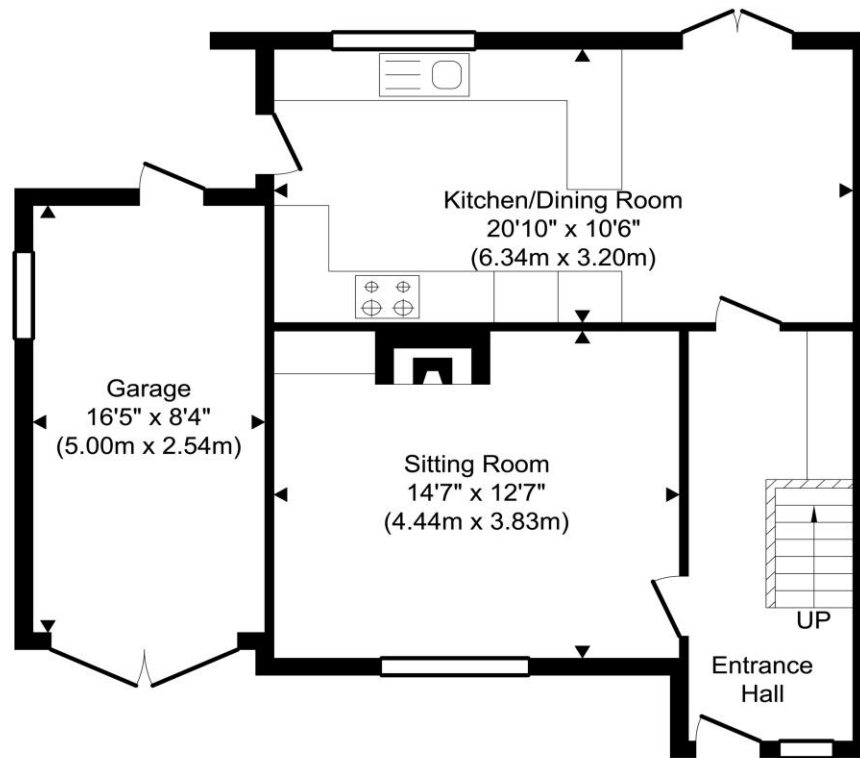
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WHAT3WORDS: bunks.candle.reflector

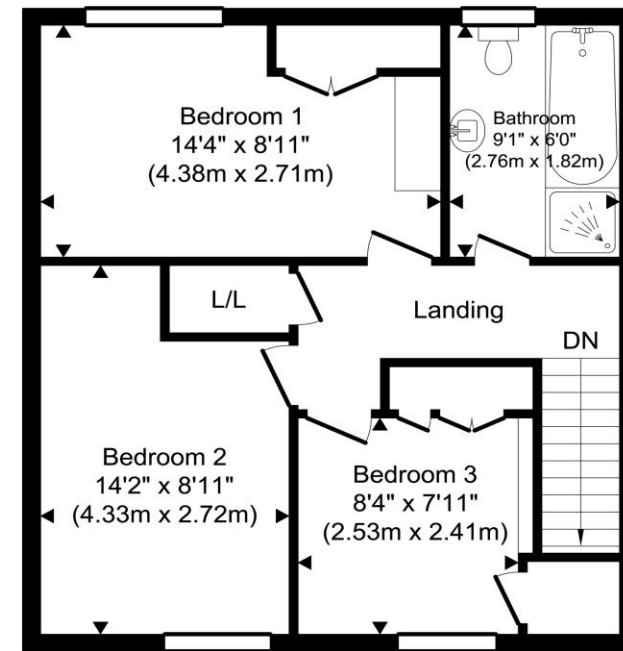
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
647.44 sq. ft.
(60.15 sq. m)



First Floor
Approximate Floor Area
486.52 sq. ft.
(45.20 sq. m)

TOTAL APPROX. FLOOR AREA 1133.97 SQ.FT. (105.35 SQ.M.)

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