



DAVID  
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FOR SALE  
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**New Home, Badley Road,  
Great Waldingfield, Suffolk**







# NEW HOME, BADLEY ROAD, GREAT WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0RY

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.

This spacious four-bedroom detached family home occupies a generous plot amounting to 0.2 acres with ample off-road parking and double garage with studio above. Each of the bedrooms are of a generous size with en-suite to both the master and guest bedroom with two reception rooms as well as a huge open-plan kitchen/breakfast/family room with stunning views over the surrounding countryside.

## A spacious detached house with generous living and a 0.2 acre plot.

This building is being sold as an uncompleted project with works completed to roof level to both the main house and outbuilding with all internal works to be completed, this includes plumbing, drainage, electrics, heating, window to the rear elevation, kitchen and bathrooms and rear elevation. Full planning permission can be found using reference number DC/18/04415. Buyers should be made aware that this building is now in possession of a bank meaning the information that can be supplied to a given buyer is limited and that a visit is highly recommended as the transaction will be on the premise of bought as seen. Should you wish to arrange a visit or wish to discuss potential GDV please contact the Long Melford office on 01787 883144.

### ENTRANCE HALL:

**KITCHEN/BREAKFAST/FAMILY ROOM:** 29'10" x 26'10" (9.09m x 8.17m)

**SITTING ROOM:** 22'11" x 13'5" (6.99m x 4.08m)

**DINING ROOM:** 15'9" x 10'10" (4.79m x 3.30m)

**UTILITY:** 11'9" x 7'7" (3.59m x 2.30m)

### CLOAKROOM:

**BEDROOM 2:** 15'9" x 11'6" (4.79m x 3.50m)

### EN-SUITE:

**BEDROOM 3:** 12'0" x 11'6" (3.65m x 3.50m)

**BEDROOM 4:** 15'9" x 10'10" (4.80m x 3.30m)

**BATHROOM:** 12'1" x 6'7" (3.69m x 2.00m)

### First Floor

### LANDING:

**MASTER BEDROOM:** 18'4" x 15'9" (5.60m x 4.79m)

### EN-SUITE:

### Outside

### DOUBLE BAY CARTLODGE:

### 1<sup>ST</sup> FLOOR STUDIO:

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**EPC RATING:** Band TBC – 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:** TBC.

**TENURE:** Freehold

**CONSTRUCTION TYPE:** Brick.

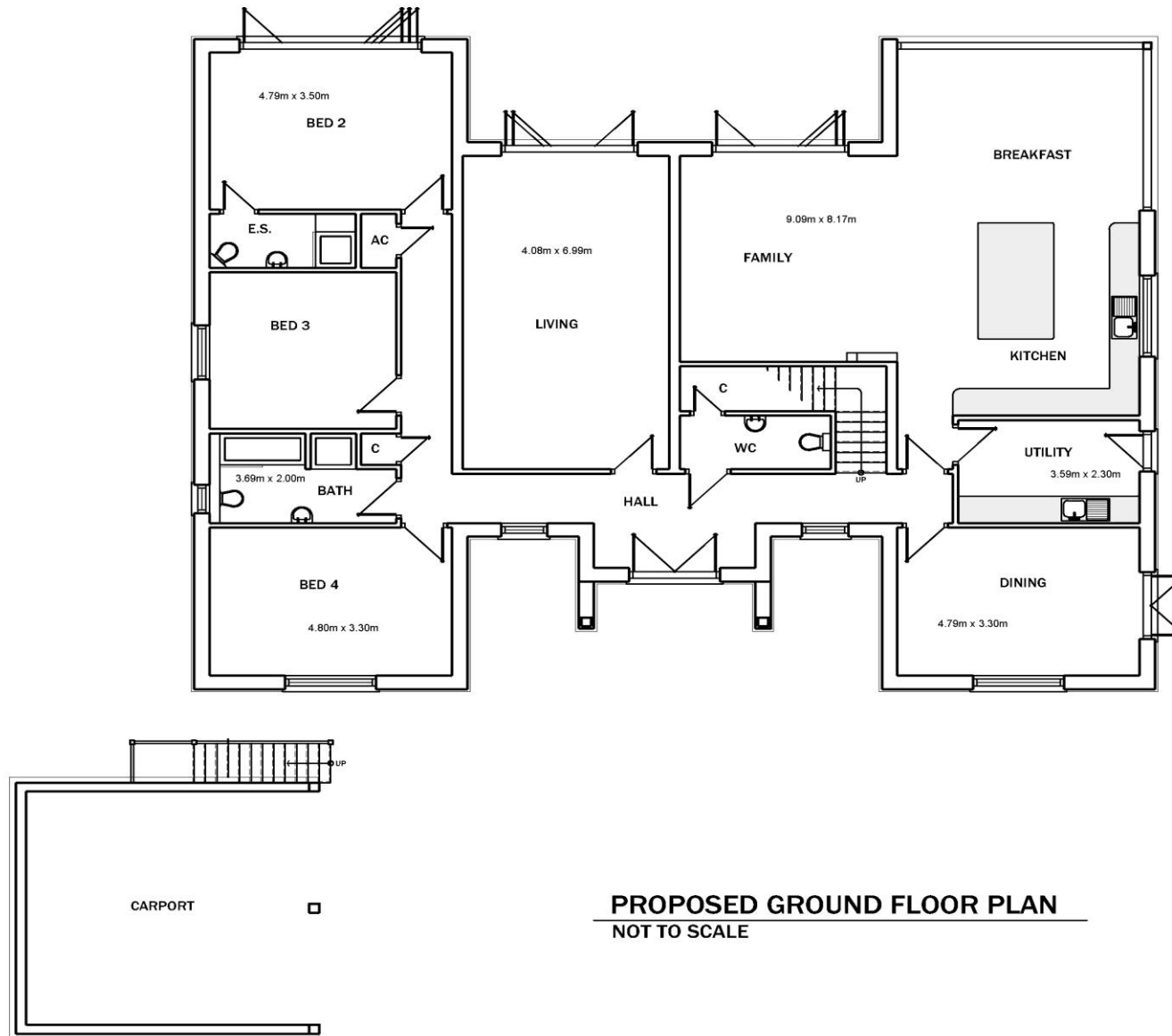
**WHAT3WORDS:** slam.clearing.appraised

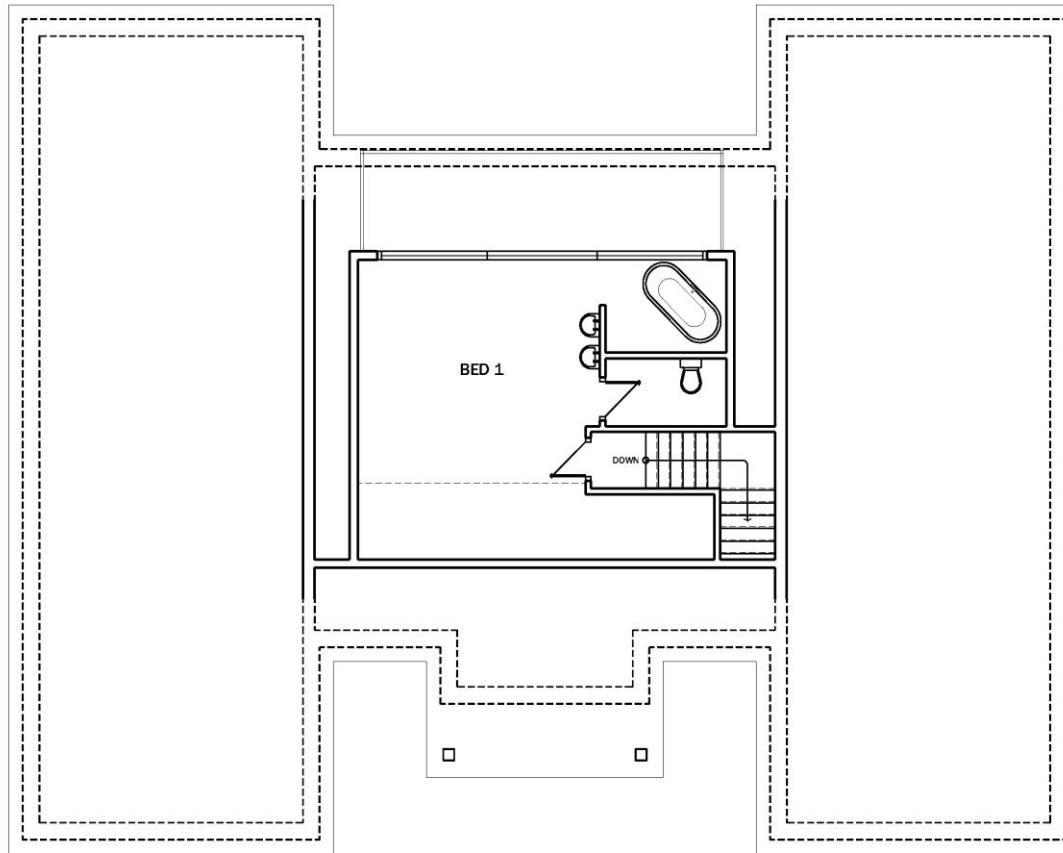
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.



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**PROPOSED FIRST FLOOR PLAN**  
NOT TO SCALE