



65 WALDINGFIELD ROAD
Sudbury, Suffolk

Carter Jonas

65 WALDINGFIELD ROAD, SUDBURY, SUFFOLK, CO10 2PU

- 3.5 miles to Long Melford
- 14.5 miles to Colchester
- 17 miles to Bury St Edmunds
- 6 miles to Lavenham

Victorian end of terrace · Kitchen/Diner · Sitting Room
· Utility Room · Two Bedrooms · Family Bathroom ·
Walled front garden · Private rear garden and patio ·
Hardstanding off road parking for one car
EPC rating D

DESCRIPTION

65 Waldingfield Road is a charming two-bedroom Victorian cottage, which has benefited from recent and significant refurbishment, which now presents authentic and well-presented accommodation. In brief this consists of an entrance hall, front sitting room with exposed pine flooring, large bay window flooding the room with natural light and a Victorian fireplace. Beyond is an open plan fully fitted kitchen/dining room providing a social and practical space. Upstairs leads to a generous principal bedroom with ample storage space, a further double bedroom and family bathroom.

OUTSIDE

Outside forms a further important feature, with a walled cottage garden to the front, with the majority of the garden space to the rear, a terraced area, laid lawn, established beds, all with the rare benefit of off-street parking for one car.

AN ATTRACTIVE 2 BEDROOM VICTORIAN END TERRACE, WHICH IS BEAUTIFULLY PRESENTED, WITHIN WALKING DISTANCE OF SUDBURY TOWN CENTRE, WITH THE ADDED BENEFIT OF OFF STREET PARKING.



LOCATION

Sudbury is a thriving market town centred around the market square set in the countryside of Suffolk with an extensive range of amenities including a wide variety of shops, sports facilities, churches, restaurants, pubs and schooling. There is also a branch line station with trains connecting at Marks Tey for London's Liverpool Street.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains Gas, Electric, drainage and Water.
Gas central Heating.

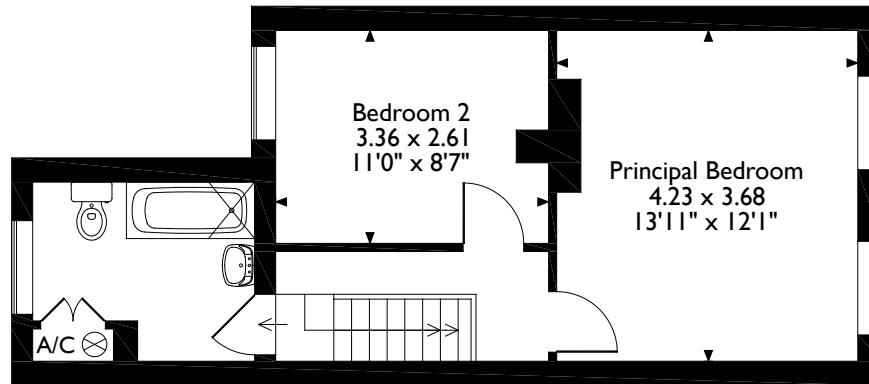
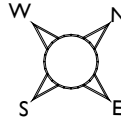
Local Authority: Babergh - BAND B

Viewings: By appointment with Carter Jonas.
Tel: 01787 882881

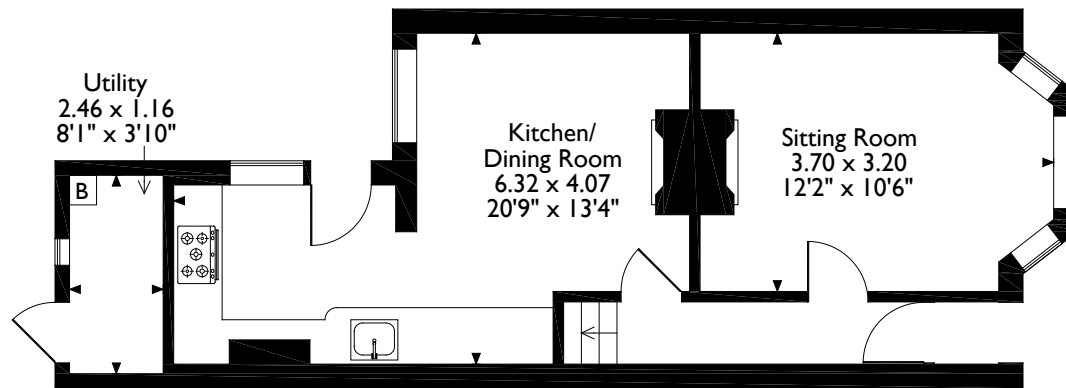
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65 Waldingfield Road, Sudbury, Suffolk
Approximate Gross Internal Area
76 Sq M/819 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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