



Green Acre, Great Waldingfield, Sudbury CO10 0SB

welcome to

Green Acre, Great Waldingfield, Sudbury

NO ONWARD CHAIN Set within a highly regarded location within the popular village of Great Waldingfield is this detached three bedroom home offering spacious accommodation throughout. The property will benefit from some updating and is enhanced with ample parking and garage.

Entrance Porch

Double glazed door to front aspect. Double glazed door leading to:-

Entrance Hall

Stairs rising to first floor. Two storage cupboards. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Electric radiator.

Lounge

Double glazed window to front aspect. Fireplace with open fire (not tested). Two radiators. Door leading to:-

Dining Room

Double glazed french doors to rear aspect with double glazed side panels. Radiator. Door leading to:-

Kitchen

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Pantry style cupboard. Door leading to:-

Utility Room

Double glazed door leading to garden. Door leading to garage. Plumbing for washing machine. Central heating boiler.

Landing

Double glazed window to side aspect. Access to loft. Large airing cupboard.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes, radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Wet Room

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and wet room shower. Heated towel rail.

Front Garden

A large driveway leads to the garage and the remainder is predominantly laid to lawn. Outside tap.

Rear Garden

The rear garden commences with a patio seating area with the remainder being predominantly laid to lawn with shrubs to borders. Shed and greenhouse. Side gate access.

Garage

Up and over door. Power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/SUD111669



welcome to

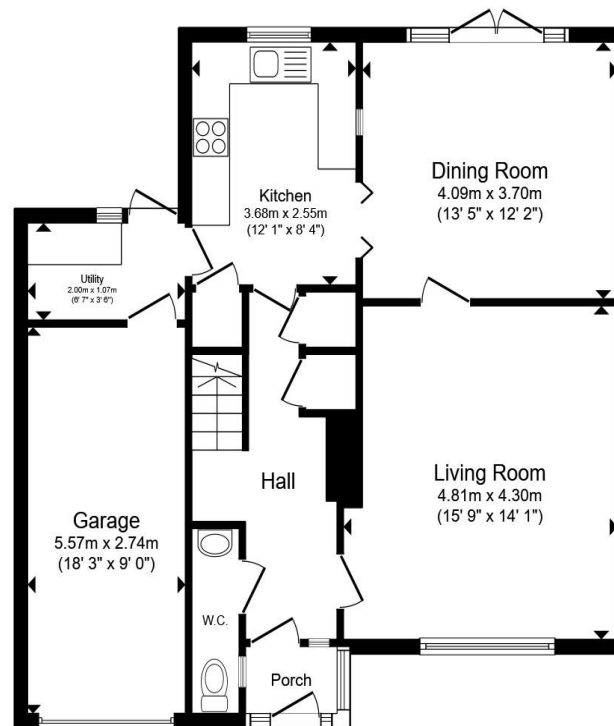
Green Acre, Great Waldingfield, Sudbury

- No onward chain
- Three bedrooms
- Detached home
- Popular location
- Ample off road parking and garage

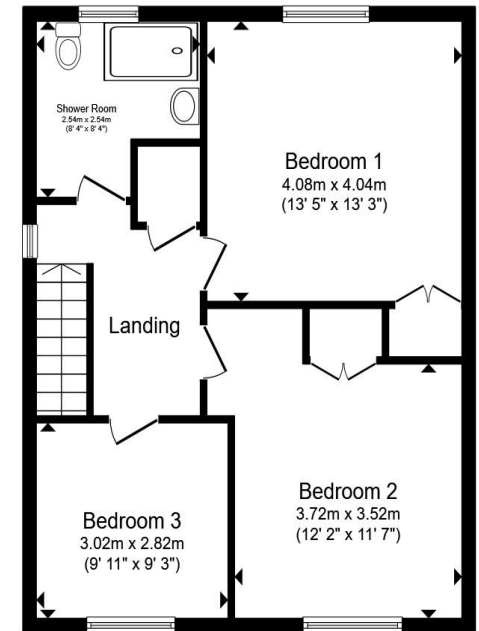
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£375,000



Ground Floor



First Floor

Total floor area 136.9 m² (1,473 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SUD111669



Property Ref:
SUD111669 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk