



- Generous Size Four Bedroom Detached House
- Large Reception Room
- Study
- Open Plan Kitchen-Diner
- Cloakroom
- Four Double Bedrooms
- En-suite & Family Bathroom
- Unrestricted Field Views
- Offered with No Onward Chain
- Garage & Parking

54 Overing Avenue, Great Waldingfield, Sudbury, Suffolk. CO10 0RJ.

Open House By Appointment Only - Saturday 4th September 2021 11:00am - 13:00pm "The Churchill" is an executive four bedroom detached residence, originally constructed by a reputable national house builder. Positioned in the peaceful village of Great Waldingfield in the Babergh district of Suffolk and moments from the market town of Sudbury is this spacious family home. Nestled at the end of a peaceful cul-de-sac and siding on to open corn fields, with views of Great Waldingfield church, it occupies arguably the most favourable position within this development.



Property Details.

Ground Floor

Entrance Hall

Entrance door to front aspect, radiator, under stairs cupboard, further doors to:

Downstairs Cloakroom

W.C, radiator, wash hand basin, extractor fan

Study

10' 9" x 8' 7" (3.28m x 2.62m) UPVC bay window to front aspect, radiator,

Living Room



17' 8" x 8' 3" (5.38m x 2.51m) UPVC bay window to front aspect, UPVC french door to rear aspect, radiator x2, communication points

Kitchen-Diner/Breakfast Area



19' 6" x 18' 1" (5.94m x 5.51m) UPVC windows to side aspect, UPVC french doors to side aspect, radiator, range of modern fitted high gloss base and eye level units with work surfaces over, inset hob with extractor fan over, space for appliances, inset sink, drainer and tap over, radiator

First Floor

First Floor Landing

Stairs to ground floor, loft access, features 1 & 1/2 length side gable UPVC window, further doors to:

Master Bedroom



15' 11" x 14' 4" (4.85m x 4.37m) UPVC window to front and rear aspect, radiator, built in mirror front wardrobes, further door to:

En-Suite Bathroom



UPVC window to rear aspect, en-suite bathroom comprising of radiator, W.C, wash hand basin, walk in double shower with tiled wall behind, extractor fan and shave point

Property Details.

Bedroom Two



13' 0" x 10' 4" (3.96m x 3.15m) UPVC windows to side aspect, radiator

Bedroom Three



13' 9" x 8' 7" (4.19m x 2.62m) UPVC window to front aspect, radiator

Bedroom Four

10' 1" x 9' 1" (3.07m x 2.77m) UPVC window to side aspect, radiator

Family Bathroom



Family bathroom suite comprising of panel bath, half tiled walls, panel bath with shower hose attachment, W.C, UPVC window to front aspect, radiator, inset spotlights, extractor fan.

Outside, Garden, Garage & Parking



This modern home provides generous gardens, both front and rear. The rear garden commences with a large patio area, ideal for outdoor dining and seating furniture, with the remainder laid to lawn. There is the benefit of parking for two vehicles to the front and a garage.

As previously mentioned, its position allows for unrestricted field views, reaching out to as far as Great Waldingfield church.

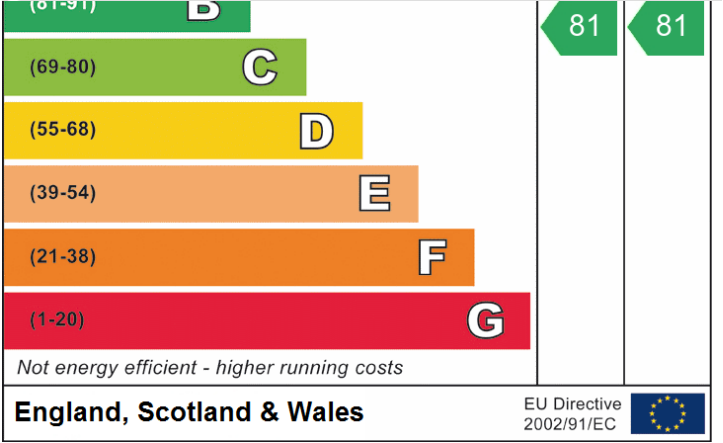
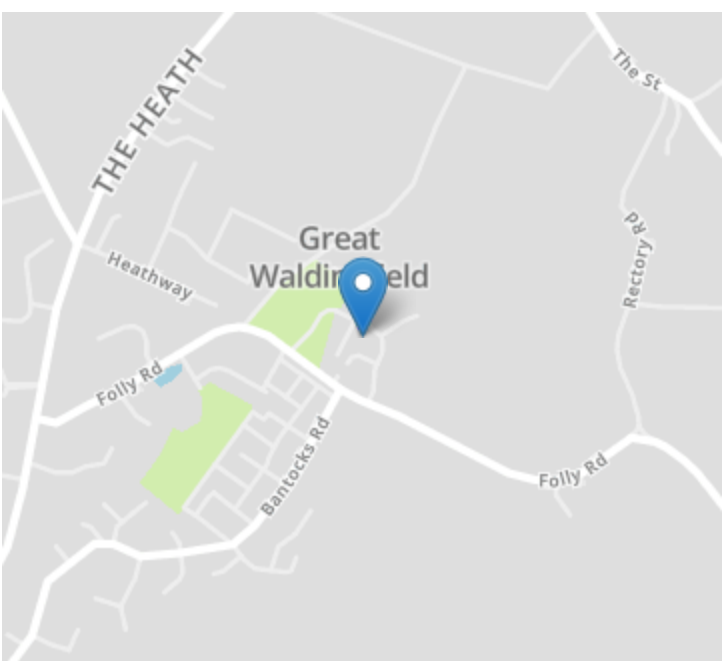
Property Details.

Floorplans



These plans are provided for information only and do not constitute an offer of any property. The plans are for illustrative purposes only and should not be relied upon for any purpose. The services, facilities and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency. Please refer to the relevant planning permission for further details.

Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.