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Chilton Corner Cottages, Valley Road,
Great Waldingfield, Suffolk, CO10 0RH
Guide Price £210,000 to £220,000

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- No Onward Chain
- Extended Character Cottage
- Two Double Bedrooms
- Living Room & Garden Room
- Ground Floor Bathroom
- Partially Double-Glazed
- Electric Heating
- Fully Enclosed Rear Garden



This two-bedroom character cottage, situated in the rural village of Great Waldingfield, is being sold with no onward chain and has been extended to the rear incorporating a garden room with utility area. The cottage is partially double-glazed, has electric heating, and comes with a fully enclosed rear garden. The accommodation comprises living room with wood burner, kitchen, ground floor bathroom, garden room which forms the

extension, and on the first floor are two double bedrooms.

The rural village of Great Waldingfield lies about 2–3 miles northeast of Sudbury and close to Lavenham, both historic Suffolk towns. St. Lawrence's Church is a central historic landmark and there is also a village hall. The village is split into two parts; the older part has a traditional village feel with historic buildings and the church, and the newer

residential area along the B1115 road. Today, it is largely residential and agricultural, typical of Suffolk countryside. Great Waldingfield has a surprisingly long history and can be traced back to prehistoric & Roman roots with evidence of Bronze Age and Roman activity.

Outside - Front: There is a small front garden with path leading to the recessed porch.

Living Room: 11'8" x 11'6" (3.56m x 3.5m) Double-glazed window to the front aspect, feature exposed brick wall incorporating a fireplace housing a wood burner, wall-mounted electric heater, exposed ceiling beams, tiled floor, and vertical beams separate the living room from the kitchen.



Kitchen: 9'9" x 7'5" (2.97m x 2.26m) Fitted with eye and base units with drawers, roll edge work surfaces, sink and drainer, tiled splashbacks, space for a cooker, two sets of understairs cupboards, tiled floor, exposed ceiling beams, window to the garden room, staircase rising to the first floor, and doorway through to:

Lobby: Space for a fridge freezer and doors to the bathroom and garden room.

Bathroom: 5'10" x 5'10" (1.78m x 1.78m) A three-piece suite comprising a bath with shower over, low-level WC and hand wash basin, along with a tiled floor and an opaque window to the garden room.

Garden Room: 16'9" x 10'6" (5.1m x 3.2m) Double-glazed windows to the rear and side aspects, double-glazed French doors opening out to the rear garden, wall-mounted electric panel heater, space and plumbing for

a washing machine, and a tiled floor.

First Floor Landing: Doors to the bedrooms.

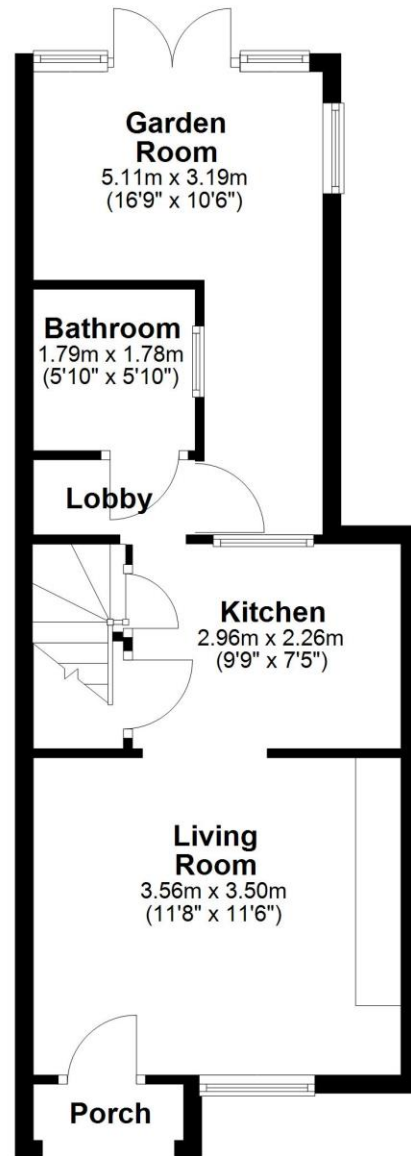
Bedroom One: 11'8" x 9'8" (3.56m x 2.95m) Double-glazed window to the front aspect, wall-mounted electric heater, and a built-in cupboard.

Bedroom Two: 9'7" x 9'3" (2.92m x 2.82m) Double-glazed window to the rear aspect and a wall-mounted electric heater.

Outside – Rear: A shingle area leads out from the garden room with a step up to the lawned garden which is fully enclosed by fencing.

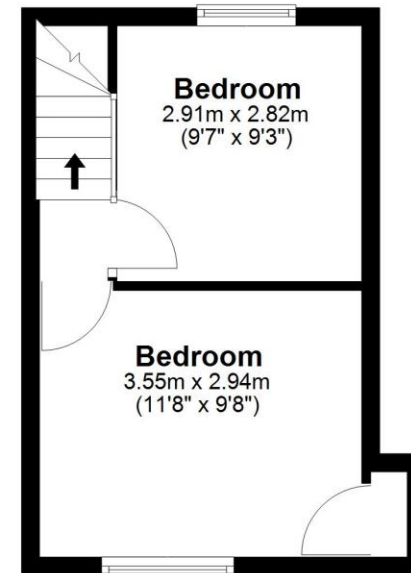
Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.3 sq. feet)



Total area: approx. 62.9 sq. metres (677.0 sq. feet)

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Attributes

2 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: E

Council Tax Band: B



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