

oakheart



£400,000

Offers Over

Holbrook Close, Great Waldingfield

Occupying a pleasant position on a quiet cul-de-sac in the widely regarded and well serviced Suffolk village of Great Waldingfield is this attractive three bedroom detached bungalow. Available in turn key condition this bungalow enjoys contemporary open plan living space, a well landscaped rear garden, off street parking and a garage.

Upon approach this bungalow is sat behind a neatly maintained lawned frontage with concrete driveway and garage to the side of the property. Entry is gained to a welcoming entrance hall laid with timber flooring. The lounge is undoubtedly the heart of this property featuring an inset wood burning stove sat upon a black granite hearth with timber mantle. The lounge opens to the

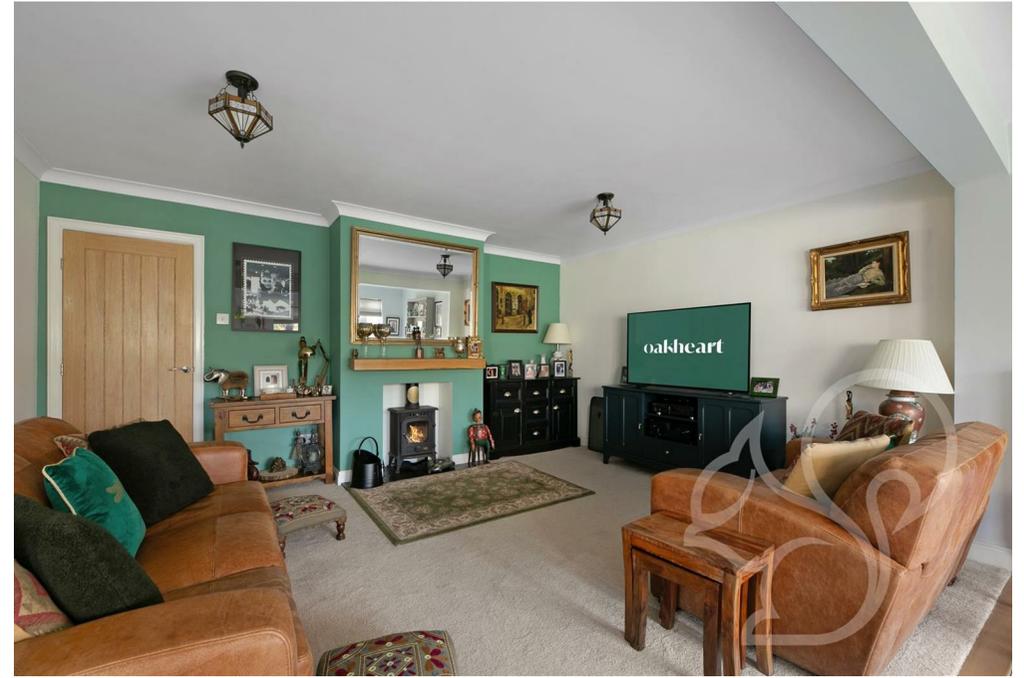
extended dining area providing contemporary and versatile open planned living space laid with tiled flooring fit with spot lighting and french style doors opening to the rear garden. The kitchen offers a range of sleek grey floor and wall mounted units topped with stone work surfaces, marble effect tile splash backs, integral eye level oven, five ring gas hob, integral fridge/freezer and inset sink and drainer unit with detachable mixer tap. This bungalow further offers three double bedrooms, of which the principal suite enjoys good natural light flow from dual aspect windows. The shower room offers a partially tiled finish comprising of a double width shower cubicle, low level WC and wash hand basin. Separate to the shower room is a separate cloakroom offering a low level WC and wash hand basin.

Externally this bungalow boasts a private and well landscaped rear garden commencing with a generous paved seating terrace allowing the perfect space for Summer BBQs and al fresco dining. This terrace furthers to an expanse of lawn bordered by a variety of shrubs. The garden further provides secure gated access.

Call Oakheart today to arrange your viewing!

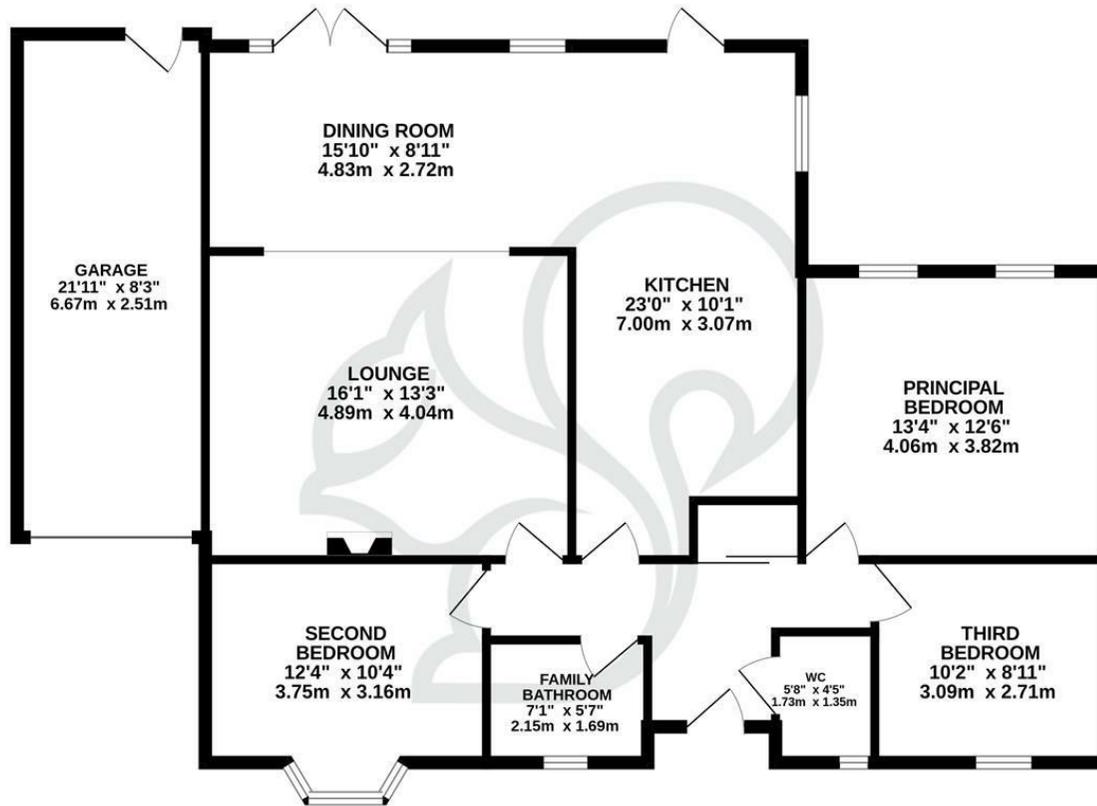








GROUND FLOOR  
1274 sq.ft. (118.3 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:  
  
 Tenure:  
Freehold  
  
 Council Tax Band:  
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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