

**oakheart**



£290,000

Price Guide

Waldingfield Road, Sudbury

\*£290,000 - £300,000\* Situated just a short stroll from Sudbury Town Centre, this characterful two-bedroom semi-detached Victorian property forms part of the historic Clifton Villas, dating back to 1884. Brimming with period features and timeless charm, this beautiful home offers a rare opportunity to own a slice of local history.

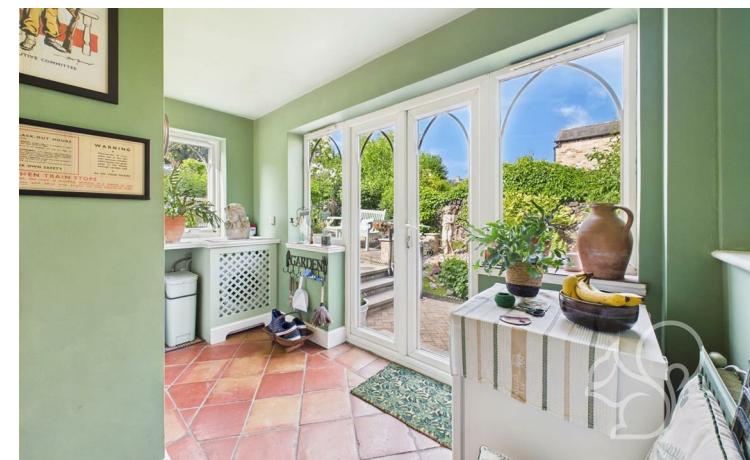
The property is set behind a neatly maintained frontage, enclosed by classic iron gates and a traditional pathway that leads to a welcoming internal entrance hall. Here, original Victorian tiled flooring sets the tone for what lies beyond, with stairs rising to the first floor. To the front of the home, a bay-fronted living room is complete with a cast iron fireplace and views over the

manicured front garden. The adjoining dining room enjoys dual-aspect windows that flood the space with natural light, and offers direct access to an internal lobby. The lobby provides a convenient side access door and stairs leading down to a spacious cellar. The kitchen has been tastefully styled with a nod to tradition, featuring green shaker-style floor and wall units, complemented by timber worktops, a butler-style sink, integrated eye-level oven, and a four-ring gas hob. Beyond the kitchen sits a tiled boot room with double doors opening onto the rear garden, along with a separate ground floor WC. Upstairs, you'll find two generously sized double bedrooms. The principal bedroom benefits from extensive integrated wardrobes and enjoys direct access to the family bathroom. The bathroom is a real showpiece,

boasting a stunning original Victorian freestanding bathtub, separate shower cubicle, Sanitan low-level WC and wash hand basin—all sympathetically styled to honour the home's heritage.

The rear garden has been thoughtfully landscaped by the current owners to create a low maintenance, serene setting featuring several seating areas and a brick built outhouse to the rear.

Call Oakheart today to arrange your viewing!





**PORTERS**





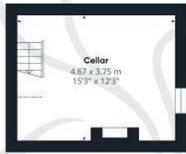


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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C



Floor 1



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
111.7 m<sup>2</sup>  
1202 ft<sup>2</sup>

Reduced headroom  
1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

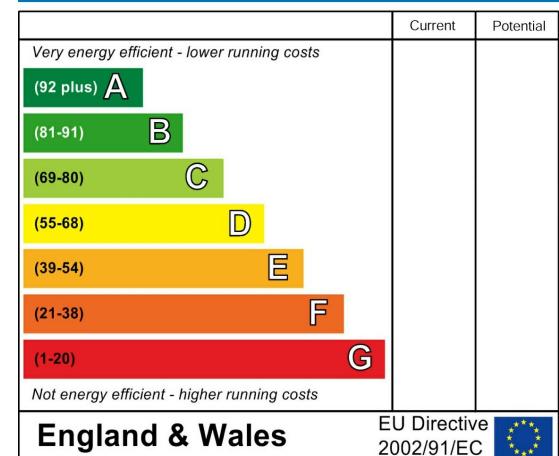
Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating



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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