



**3 HAYMARKET**

Little Waldingfield, Suffolk

**Carter Jonas**



### 3 HAYMARKET, LITTLE WALDINGFIELD, SUDBURY, SUFFOLK, CO10 0SY

- Sudbury 4 miles
- Colchester 16 miles
- Bury St Edmunds 16 miles

Entrance hall · Sitting room · Kitchen/breakfast room ·  
2 bedrooms and family bathroom · Top floor bedroom  
3 · Gardens · Garage/workshop · Rural views · Village  
location · Period features

EPC - E

#### DESCRIPTION

A delightful end terrace cottage exudes charm and character throughout. Stepping into the entrance hall with elegant pamment stone flooring, gives access to the front sitting room, featuring exposed timbers and a fireplace with an inset log-burning stove, creating a cosy warmth to the room.

The heart of the home lies in the fully fitted kitchen at the rear, boasting ample storage and worktop space. A farmhouse dining table, complemented by a bench seat, provides a space for both casual meals and more formal dining occasions. Double doors open out to the gardens, seamlessly blending indoor and outdoor living.

Moving to the first floor, you'll find the principal bedroom along with a further double bedroom and a well-appointed bathroom. Ascending to the second floor, a versatile space awaits, ideal as a bedroom or home office, offering elevated country views for inspiration.

**A CHARMING 3 BEDROOM COTTAGE, WITH WONDERFUL FEATURES, STUNNING GARDENS, OFF STREET PARKING AND A LARGE GARAGE/WORKSHOP, ALL SET IN A CHARMING VILLAGE.**





## OUTSIDE

The property offers a charming established garden at the rear, providing a peaceful oasis with far-reaching views to enjoy. Convenience is ensured with off-street parking for two cars and a large garage/workshop, perfect for storage or hobbies.

## LOCATION

The house is situated on the edge of Little Waldingfield village with its public house (being refurbished) and church. The town of Sudbury is 4 miles to the southwest and provides excellent shopping and commercial facilities together with a rail line to London via Marks Tey. The medieval town of Lavenham is approximately 3 miles to the north and Colchester is 16 miles to the south with its comprehensive educational, recreational and commercial facilities together with direct trains to London's Liverpool Street Station (55 minutes).

## Additional Information

**Tenure:** Freehold

**Services:** Mains water, drainage and electricity. Oil fired central heating.

**Local Authority:** Babergh BAND C

**Viewings:** By appointment with Carter Jonas  
Tel: 01787 882881

**What3Words:** ///recorder.bleaker.dose



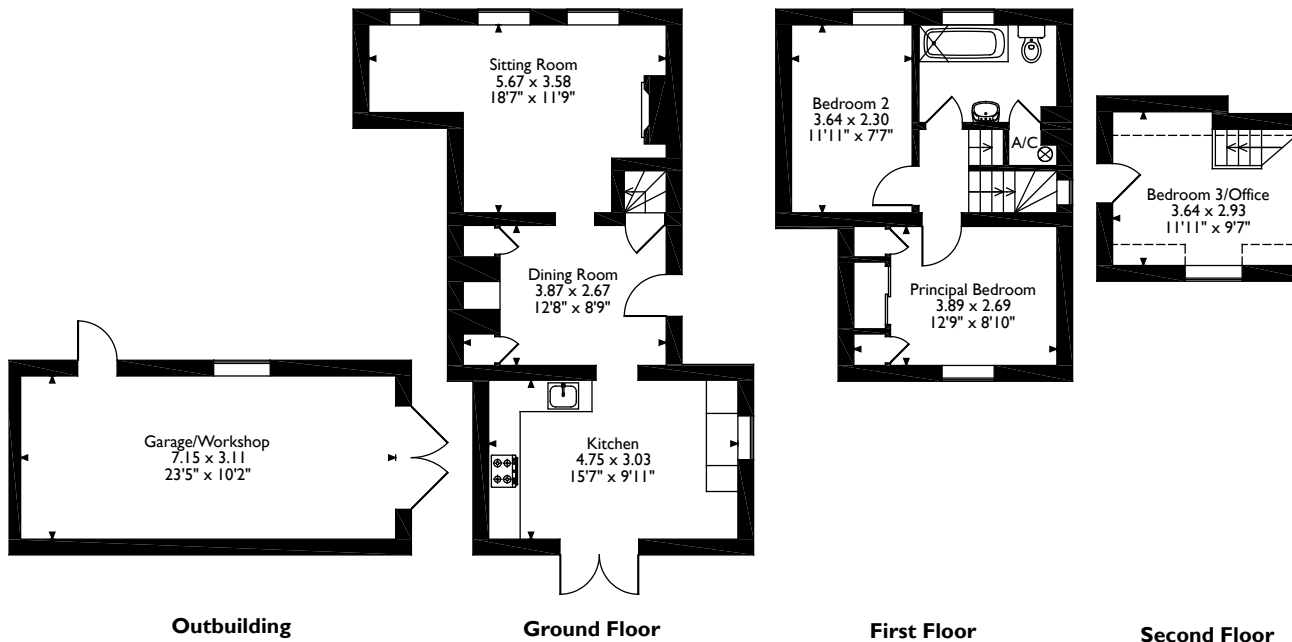
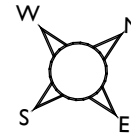
3 Haymarket, LittleWaldingfield, Sudbury, Suffolk

Approximate Gross Internal Area

Main House = 80 Sq M/861 Sq Ft

Garage = 22 Sq M/237 Sq Ft

Total = 102 Sq M/1098 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Long Melford 01787 882881

suffolk@carterjonas.co.uk

Little St Mary's, Long Melford, Suffolk CO10 9LQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.