



Cross Keys Cottage | The Lane | Creeting St Peter | IP6 8QR

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Cross Keys Cottage, The Lane, Creeting St Peter, Suffolk, IP6 8QR

“A delightful three-bedroom period cottage situated in this popular Suffolk village with attractive low maintenance enclosed rear garden.”

Description

A charming three-bedroom period cottage situated in the popular village of Creeting St Peter located approximately 2.7 miles from Needham Market.

The accommodation comprises: snug, kitchen, utility room, inner-hallway, shower room, sitting room, study, first floor landing, three bedrooms and en-suite bathroom.

Cross Keys Cottage is beautifully presented throughout and offers quirky and homely family living. Further benefits include oil fired central heating, double glazing, wood-effect flooring to the ground floor reception rooms and log burning stove to the snug.

Outside the property offers an attractive enclosed rear garden which is mainly laid to artificial grass and well-stocked raised flower beds.

About the Area

Creeting St Peter is located to the west of the larger village of Creeting St Mary within the Mid Suffolk District. From the village there is easy access onto the A14 and to the towns of Needham Market (approximately 2.7 miles) and Stowmarket (approximately 3 miles) where there is a mainline rail station connecting to London's Liverpool Street Station. Nearby schools include Cedars Park Primary School, Creeting St Mary Primary School and Stowupland High School.

Needham Market is a desirable small town situated in the heart of Mid Suffolk between the towns of Bury St Edmunds and Ipswich. There are a range of everyday amenities, and individual shops, including butchers, bakers, tea shops/cafes, public houses and take-away restaurants, a post office and a Co-op supermarket. There is also a library, community centre, dentist, and a good, local primary school. Alder Carr Farm offers fresh farm food for sale and a restaurant.

The accommodation comprises:

Solid front door to:

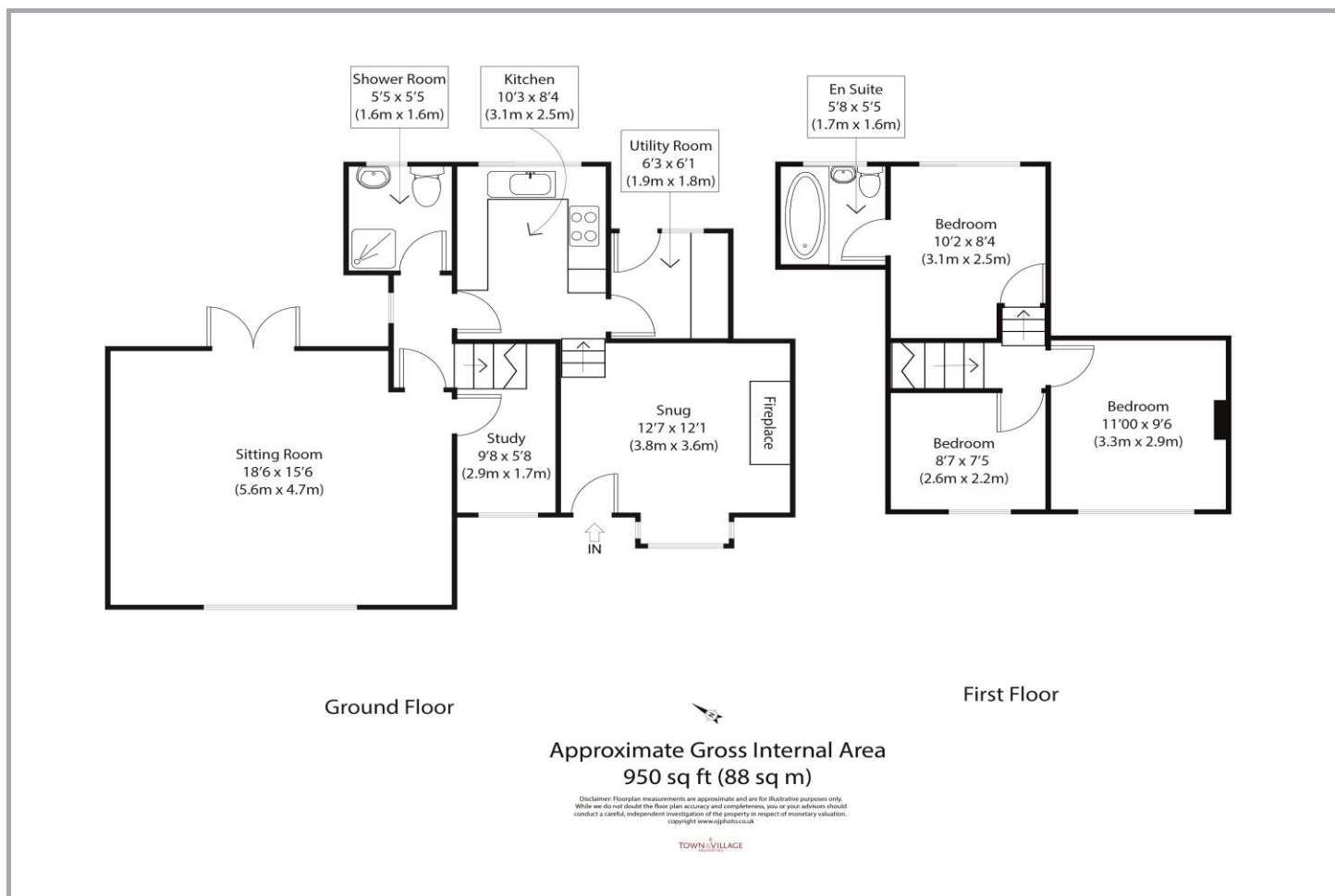
Snug Approx 12'7 x 12'1 (3.8m x 3.6m)

Bay window to front elevation, radiator, wall-lights, feature brick fireplace with log burning stove, wood-effect flooring and door to:

Kitchen Approx 10'3 x 8'4 (3.1m x 2.5m)

Fitted with ceramic single bowl sink unit with mixer tap over, work surfaces with base cupboards and drawers under, matching eye-level units, under-unit lighting, tiled splash backs, full-height storage cupboard, built-in four ring electric hob, built-in eye-level electric oven, space for fridge, space for freezer, radiator, window to rear elevation, door to inner-hallway and door to:





Utility Room Approx 6'3 x 6'1 (1.9m x 1.8m)

Window to rear elevation, solid door to rear garden, work surfaces with space for washing machine under, floor mounted Worcester oil fired boiler, tiled flooring and coat hanging space.

Inner-Hallway

Stairs to first floor, window to rear elevation, wood-effect flooring and doors to:

Shower Room

Comprising fully tiled shower cubicle, low-level flushing w.c, pedestal hand wash basin, tiled splash back, ceiling down-lighters, radiator, extractor fan and window to rear elevation.

Sitting Room Approx 18'6 x 15'6 (5.6m x 4.7m)

Window to front elevation, French door to rear garden, radiator, wood-effect flooring, access to loft and ceiling down-lighters.

Study Approx

Window to front elevation, radiator and under stair storage area.

First Floor Landing

Access to loft and doors to:

Bedroom Approx 8'7 x 7'5 (2.6m x 2.2m)

Window to front elevation, radiator and exposed timbers.

Bedroom Approx 11' x 9'6 (3.3m x 2.9m)

Window to front elevation, radiator and exposed timbers.

Bedroom Approx 10'2 x 8'4 (3.1m x 2.5m)

Window to side elevation, radiator and door to:

En-Suite Bathroom

Comprising bath with mixer tap and separate hand-held shower attachment, low-level flushing w.c, pedestal hand wash basin, part-tiled walls, extractor fan, frosted window to rear elevation and laminate flooring.

Outside

To the front of the property is an area laid to block paving giving access to the front door. The remainder of the garden is neatly laid to gravel and to the right-hand side of the property is a pedestrian gate allowing access into the rear garden.

The enclosed rear garden has been attractively landscaped offering areas laid to artificial grass and well-stocked raised beds. Also within the garden is a timber shed and outside courtesy lighting.





Disclaimer

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Energy performance certificate (EPC)

Cross Keys Cottage
Creeting St. Peter
IP6 8DQ

Energy rating
E

Valid until: 18 August 2031
Certificate number: 7121-9287-0155-1003-0973

Property type Semi-detached house

Total floor area 91 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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