



2 Brook Cottages | Main Road | Somersham | IP8 4PD

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2 Brook Cottages, Main Road, Somersham, Suffolk, IP8 4PD

“A beautifully presented and spacious three bedroom semi-detached family house with generous gardens, off-road parking & detached outbuilding”.

Description

Of period origin, this spacious and immaculately presented three bedroom semi-detached family house occupies a prominent position in the heart of the ever popular Suffolk village of Somersham. The property enjoys characterful yet unlisted accommodation, as well as the added benefit of more recent modern extensions.

Notable features include three reception rooms, ample off-road parking and proportionate, well-maintained rear gardens, which incorporate a detached outbuilding, currently used as a home office.

About the Area

The semi-rural village of Somersham is surrounded by farmland and offers facilities including community run village shop, garage, primary school, pub/restaurant, hairdressers, two churches, village hall, large village playing field and bus route into Ipswich. The county town of Ipswich is approximately five miles away offering a much wider range of facilities including a mainline railway link to London Liverpool Street. The A14 trunk road is only three miles distant and gives access to the north and south, also access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands.

The accommodation in more detail comprises:

Side door from the driveway to:

Entrance Hall

Stairs rising to the first floor, door to under stairs cupboard, opening to Dining Room and doors to:

Sitting Room Approx 15' x 15' (4.5m x 4.5m)

Welcoming light and airy space with double aspect windows to the front and side.

Entertainment Room Approx 12'9 x 11' (3.9m x 3.3m)

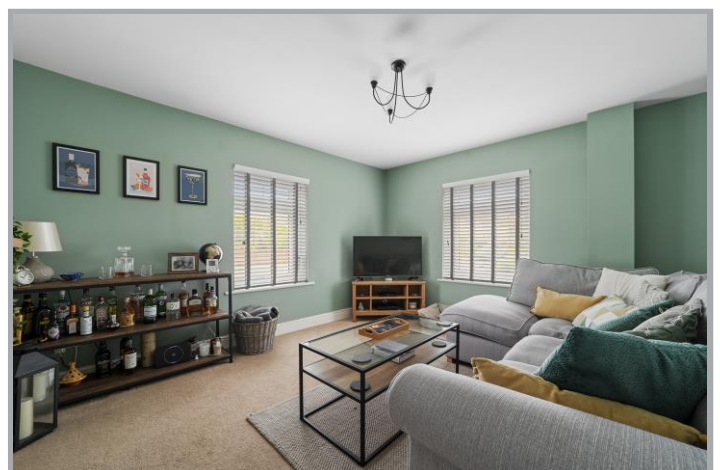
Window to front aspect, exposed timbers and feature inset with fireplace and brick surround, brick hearth and oak mantle over.

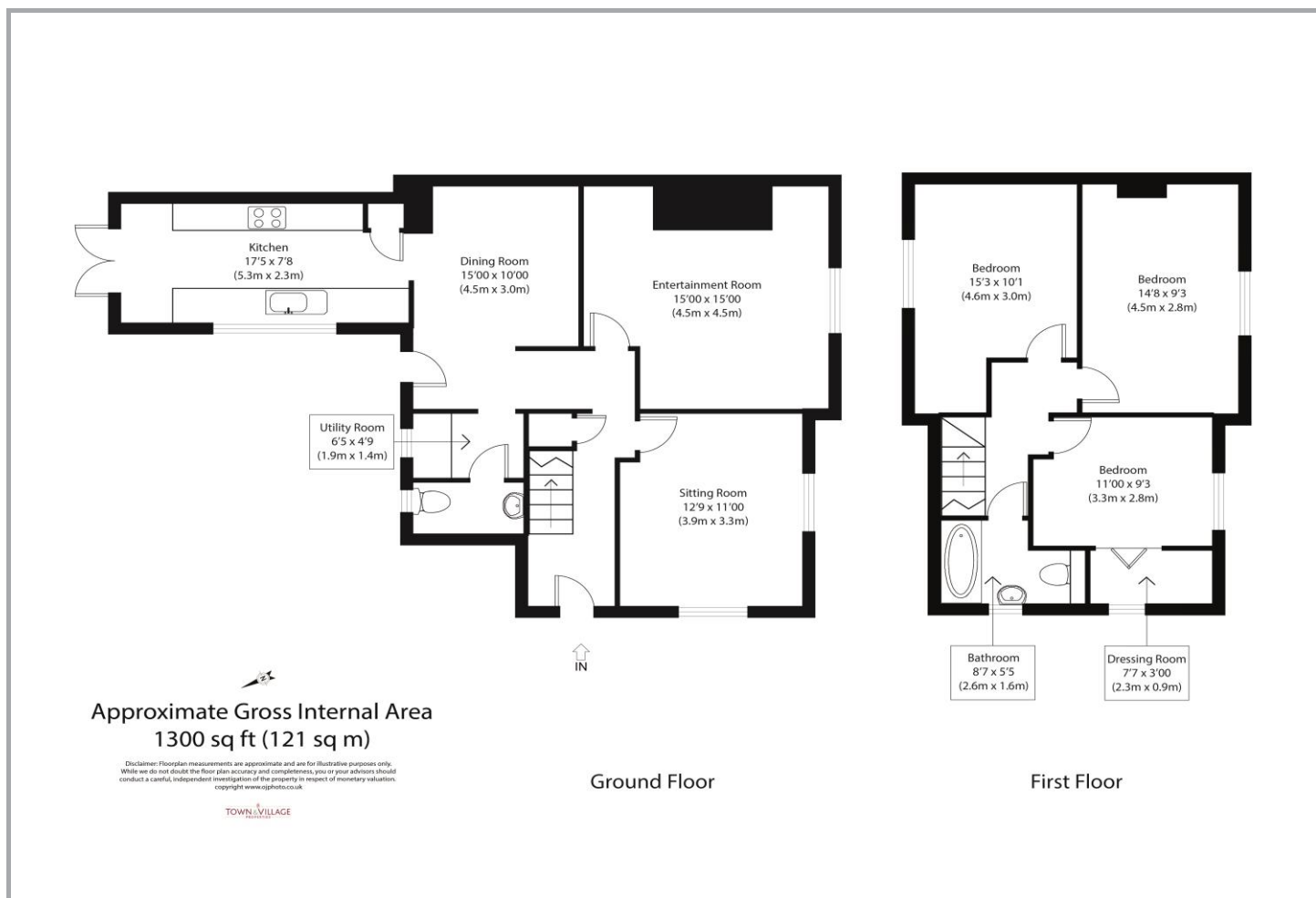
Dining Room Approx 15' x 10' (4.5m x 3.0m)

Wood panelling, tiled flooring, personnel door opening onto rear terrace and opening to:

Kitchen Approx 17'5 x 7'8 (5.3m x 2.3m)

Fitted with a matching range of wall and base units with worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Stoves 'range style' cooker with seven ring gas hob and extractor over, Hotpoint dishwasher, wine storage and fridge/freezer, French doors to rear terrace, window to side aspect, tiled flooring and spotlights.





Utility Room Approx 6'5 x 4'9 (1.9m x 1.4m)

Cloak hanging space, window to rear aspect, worktop with space under for white goods, eye-level shelving, tiled flooring, and fuse board. Door to:

Cloakroom

White suite comprising w.c, hand wash basin with tiled splash back, frosted window to rear aspect, tiled flooring and Vaillant gas-fired boiler.

First Floor Landing

Window to front aspect and doors to:

Master Bedroom Approx 15'3 x 10'1 (4.6m x 3.0m)

Double room with window to rear aspect and access to loft.

Bedroom Two Approx 14'8 x 9'3 (4.5m x 2.8m)

Accessed via a step down from the landing. Double room with window to front aspect.

Bedroom Three Approx 11' x 9'3 (3.3m x 2.8m)

Accessed via a step up from the landing. Double room with window to front aspect and folding door to walk-in wardrobe with hanging space, shelving, and window to side aspect. This space is also ideal for conversion to an en-suite shower room subject to the relevant consents.

Family Bathroom

Luxuriously appointed white suite comprising w.c, hand wash basin with tiled splash back, panelled bath with shower attachment, mosaic tiled flooring, heated towel rail, party tiled walls, extractor, and frosted window to side aspect.

Outside

The property is conveniently located within the heart of

Somersham and is accessed over a private drive providing off-road parking for approximately two vehicles. A side gate leads to the well-maintained, predominantly lawned rear gardens with a terrace abutting the rear of the property and boundaries defined by fencing and hedging. Towards the rear of the plot is an established raised bed, timber storage shed and detached outbuilding with power and light, which is currently used as a home office but ideal for a variety of uses.

Local Authority

Mid-Suffolk District Council

Council Tax Band - C

Services

Mains water, drainage, electricity, and gas. Gas-fired central heating.





24/05/2023, 12:33

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
2 Brook Cottage Main Road Lower Somersham IP6 8DQ IP6 4PD	Energy rating C	Valid until: 28 June 2026 Certificate number: 0940-2918-7668-9126-4285

Property type: Semi-detached house

Total floor area: 112 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/landlords-on-the-regulations-and-exemptions) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

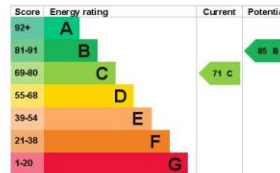
[See how to improve this property's energy efficiency.](#)

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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