



Croft Cottage
Onehouse, Suffolk

**DAVID
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Croft Cottage, Forest Road, Onehouse, Suffolk, IP14 3ER

Onehouse set amid countryside yet close to the market town of Stowmarket combines the benefits of a pleasant village setting with good access to facilities close by. Local amenities include St John the Baptist church, a village inn, café with fishing lakes and community centre which is host to a sports and social club and the youth club. The town of Stowmarket (2 miles) offers a comprehensive range of schooling, shopping, recreational and cultural facilities together with a commuter rail link to London's Liverpool Street Station. The A14 trunk road bypasses the town and provides access to Bury St Edmunds as well as Ipswich and London via the A12.

An excellent two-bedroom semi-detached cottage that is believed to date back to the late 16th Century with later additions. This charming property's original construction is of timber frame under a tiled roof with a Victorian two storey extension of an attractive white brick. It affords an abundance of characterful features throughout and of particular note is the exposed timbers, studwork and fireplace with former bread oven. Croft Cottage has recently undergone significant improvements and now benefits from a superb open plan style kitchen and an upstairs bathroom. The property is further enhanced by delightful grounds that incorporate a brick built shed.

A splendid two-bedroom semi-detached Grade II Listed cottage that occupies an enviable position in this well-regarded Suffolk village.

Entrance door opening through to:

ENTRANCE PORCH: This wonderful recent addition makes an excellent welcoming area and has a door opening to;

SITTING ROOM: 16'11 x 14'6 (4.9m x 4.4m). A superb room benefitting from a wealth of characterful features including exposed timbers, fireplace with wood burning stove set upon a slate tiled hearth and incorporating a delightful former bread oven. Under stairs storage cupboard to side. Casement window to front aspect. Suffolk latch door opening through to staircase rising to first floor. Large opening through to newly designed kitchen and further door opening to dining room.

DINING ROOM: 12' x 12'2 (3.6m x 3.7m). Currently utilised as a formal dining room by the present owners but could be used for a multiple of uses. Feature fireplace with tiled hearth creating the main focal point of the room. Cupboard housing a new Valliant combi gas boiler. Casement window to side aspect. Wood effect flooring. Door to rear gardens.

KITCHEN/BREAKFAST ROOM: 13'9 x 8' (4.2m x 2.4m). 13'9 x 8' (4.2m x 2.4m). An excellent redesigned space fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer. Further integrated appliances include four ring Hotpoint hob under extractor hood and Hotpoint double oven. Other integrated appliances include under counter freezer, washing machine and fridge. Attractive slate flooring. Two casement windows to side aspect

First floor

LANDING: An inviting area with storage recess, exposed brick chimney stack, original exposed timbers and studwork. Doors to;

BEDROOM 1: 12'4 x 12' (3.7m x 3.6m). A generous room having a built-in storage cupboard with casement window to side aspect.

BEDROOM 2: 15'1 x 9'3 (4.6m x 2.8m). Having a generous display of exposed timbers and studwork. Also offering casement window to side aspect.

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BATHROOM: 8'3 x 8'2 (2.5m x 2.5m). A newly appointed suite having panelled bath with mixer tap and shower attachment over, W.C. and pedestal wash hand basin with mixer tap. Built-in cupboard and offering front aspect. Exposed brick chimney stack.

Outside

The property is approached via a part shared driveway which is understood to have right of access at all times and in turn leads to a gated access opening to the grounds of Croft Cottage. The remainder of the front is predominantly a large shingle driveway providing ample parking and turning area which is in turn flanked by a lawn area and bordered to one side by post and rail fencing and to the other a mature hedge with remainder being flowering beds. There is a full height side gate giving access to the rear.

The rear garden is a genuine delight, a traditional cottage garden with flower borders, lawn, apple trees and a raspberry bed. It offers a terrace area immediately abutting the property which is ideally placed for al fresco dining. Brick built **STORAGE SHED** with power and light connected and is adjoined by a brick-built water closet with wash hand basin and W.C.

SERVICES: Mains water, electricity, drainage and gas are connected. Gas radiator heating. Telephone points in all main rooms. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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