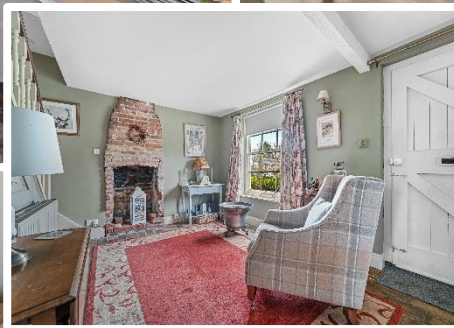




Alma Cottage
Felsham, Suffolk

DAVID
BURR



Alma Cottage Upper Green, Felsham, Suffolk, IP30 0PL

Felsham offers a good range of amenities including a community run post office/village store, public house, parish church and village hall which is host to a range of clubs and events. The historic cathedral town of Bury St Edmunds is approximately 7 miles and has an excellent range of schooling, shopping, recreational and cultural facilities. The market town of Stowmarket is approximately 6.5 miles to the east which also has a good range of shops and a mainline rail link to London Liverpool Street. The A14 dual carriageway (about 5 miles) provides fast road access to Ipswich, Cambridge, Midlands and London/Stanstead Airport via the A11/ M11.

A superb three bedroom unlisted detached cottage that is presented to the highest of qualities throughout whilst enjoying an enviable position on the village green of Felsham and being only a short distance from all amenities on offer. Alma Cottage affords generous accommodation to both floors which includes in brief two reception rooms, kitchen/breakfast room to the ground floor and three double bedrooms and shower room to the first floor. This excellent characterful property enjoys an extensive rear garden and offers off street parking.

A charming three bedroom detached cottage that enjoys an excellent position within this highly favoured Suffolk village.

Entrance door opening through to;

SITTING ROOM: 22'7 x 12/3 (6.9m x 3.7m). A wonderful substantial room that offers front aspect via attractive sash windows and is benefitted by delightful brick flooring and fireplace with inset multi fuel burner with brick surround and pamment tiled hearth that creates the main focal point of this delightful room. Staircase rising to first floor. Door to rear lobby.

REAR LOBBY: Providing access to the rear garden and doors opening to kitchen/breakfast room and a dining room.

DINING ROOM: 10'3 x 7'9 (3.1m x 2.4m). Again a delightful versatile room that would lend itself to a multiple of uses if so required. Attractive wood floor and offering rear aspect.

KITCHEN/BREAKFAST ROOM: 18'2 x 10'2 (5.5m x 3.1m). Cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under wooden work preparation surfaces that incorporate a Butler style sink unit having mixer tap and drainer. Further integrated appliances include splendid oil-fired

Rayburn oven with brick surround and a built-in dishwasher. Spaces for conventional electric cooker under extractor hood and fridge freezer. The room continues through to the designated breakfast area with double French doors opening to the rear terrace allowing one to enjoy al fresco dining and warm summer days.

First floor

LANDING: A welcoming area with fitted storage cupboard. Rear aspect and doors to;

BEDROOM 1: 14'1 x 9' (4.3m x 2.7m). A splendid room with front aspect offering views of the village green beyond. Having cupboard housing hot water tank. Exposed brick chimney stack. Further door giving access to bedroom 3.

BEDROOM 2: 11'8 x 10'1 (3.6m x 3m). Located to the rear of the property having dual aspect to rear and side. Two fitted double wardrobes.

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BEDROOM 3: 12'7 x 8'8 (3.8m x 2.6m). Again located to the front of the property and having wonderful views of the village green beyond. Attractive former fireplace is the main focal point of the room. Two built-in wardrobes. Door opening back to bedroom 1.

SHOWER ROOM: 6'2 x 5'6 (1.8m x 1.7m). Suite comprising walk-in shower with part tiled surround and digital power shower, W.C. and wash hand basin with mixer tap. Heated towel rail. Spotlight downlights.

Outside

The front of the property is bordered by attractive box hedging creating a natural barrier between the property and the road and in turn has a quaint path giving access to the property. To the side of the property is a shared driveway which it is understood gives a right of access to a designated parking for Alma Cottage which affords spaces for two vehicles. Full height gate opening back through to the rear grounds.

The rear grounds are a genuine delight and have a terrace area immediately abutting the rear of the property that is ideally placed for entertaining and enjoying warm summer afternoons. Door giving access back to the property. The terrace area in turn is abutted by predominantly lawn area interspersed with flowering borders with a variety of taller shrubs and trees. The rear gardens also benefit from a brick-built **OUTBUILDING** 15' x 7' (4.5m x 2.1m) with power and lighting connected together with plumbing to a sink unit with single drainer. A further wooden shed can be located at the rear of the grounds.

AGENTS NOTE: It is understood that the drive to the left-hand side of Alma Cottage as you look at the property is shared with the neighbouring house and it is understood that a right of access is to be given at all times. However, for further information please contact the office.

SERVICES: Mains water, drainage, electricity are connected. Oil fired heating to radiators and Electric heaters. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band D

EPC RATING: F

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

Approximate Gross Internal Area
Main House 1090 sq ft (101 sq m)
Outbuildings 140 sq ft (13 sq m)
Total 1230 sq ft (114 sq m)

