



**1 Jaggards Cottage,
Thorpe Morieux, Suffolk**

**DAVID
BURR**



1 JAGGARDS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NW

Thorpe Morieux is a pretty, rural village, characterised by winding lanes and cottages. The village enjoys close links with Lavenham, only 3 miles away and provides a broad range of amenities. The Cathedral town of Bury St Edmunds is about 10 miles away and access to the A14 trunk road about 9 miles, giving fast access to Cambridge, Ipswich, Stanstead airport and London beyond. A commuter rail service is available at both Stowmarket (12 miles) and Sudbury (9 miles).

A charming Edwardian cottage which has undergone a programme of modernisation and renovation throughout which is situated in a peaceful rural location amidst open countryside. The property provides an accommodation over two levels which includes two reception rooms, three bedrooms, a first floor bathroom, kitchen, a ground floor shower room and a boot room. There is the additional benefit of generous front and rear gardens as well as ample off-road parking and two useful outbuildings/workshops.

A pretty semi-detached Edwardian cottage with front and rear gardens in a quiet rural location.

ENTRANCE HALL: With staircase rising to first floor and door leading to:-

SITTING ROOM: 16'3" x 13'4" (4.95m x 4.06m) With oak flooring, generous proportions and double-glazed window overlooking the property's front garden. Centrally positioned fireplace with brick surround. Further doors leading to:-

DINING ROOM: 13'2 x 10'2 (4.01m x 3.11m) With oak flooring, plenty of room for a dining table and chairs and with a double-glazed window overlooking the property's front garden and a central chimney breast which, while sealed, could potentially be reinstated (subject to necessary permissions).

KITCHEN: 13'8 > 7'11" x 11'7" (4.16m > 2.41m x 3.54m) With porcelain tiled flooring and a matching range of base and wall-level units with oak worksurfaces incorporating a ceramic butler sink and an induction hob with extractor above. New oven, space for free-standing refrigerator/freezer and integrated washing machine and dishwasher.

REAR HALL: With plenty of space for coats and shoes, door leading onto the gardens and further door leading to:-

SHOWER ROOM: 6'4" x 4'5" (1.93m x 1.34m) Containing a corner shower, W.C. and wash hand basin with tiled splashback and storage below.

First Floor

LANDING: With exposed floorboards and doors leading to:-

BEDROOM 1: 13'3" x 9'7" (4.03m x 2.93m) A double bedroom with double-glazed window overlooking the property's front garden and onto open countryside and the village church beyond.

BEDROOM 2: 11'1" x 8'2" (3.38m x 2.49m) A further double room overlooking the rear garden.

BEDROOM 3: 10'4" x 7'4" (3.15m x 2.23m) With countryside views.

1 JAGGARDS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NW

BATHROOM: 6'1" x 5'8" (1.85m x 1.72m) Containing a panel bath with tiled surround and shower above, WC and pedestal wash hand basin.

Outside

The property is set far back from the lane by a generous front garden, in front of which is a pebbled driveway with an area for **OFF-ROAD PARKING** for up to 4 vehicles. A pathway leads to the front door and round the side of the property into the rear garden.

The west-facing rear garden is enclosed and contains an expanse of lawn together with two useful outbuildings which provide plenty of storage.

A **PLANT ROOM** contains a recently installed boiler and has power and light connected.

SERVICES: Main water. Private drainage. Main electricity connected and oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No **Speed:** 57 mbps download, 10 mbps upload

Phone signal: Yes – O2

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

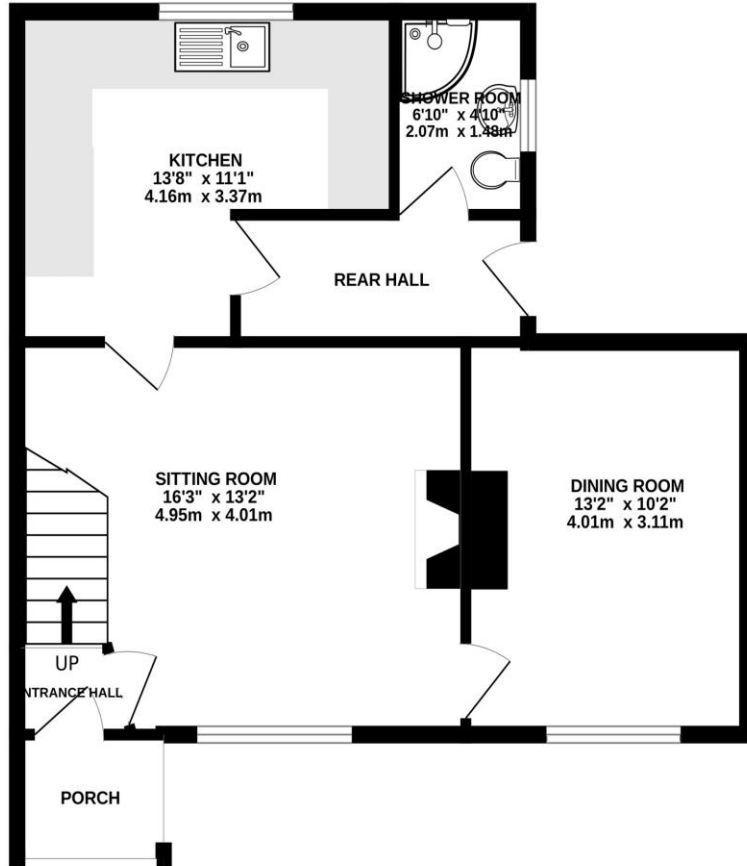
WHAT3WORDS: ///raft.prom.texts

VIEWING: Strictly by prior appointment only through DAVID BURR.

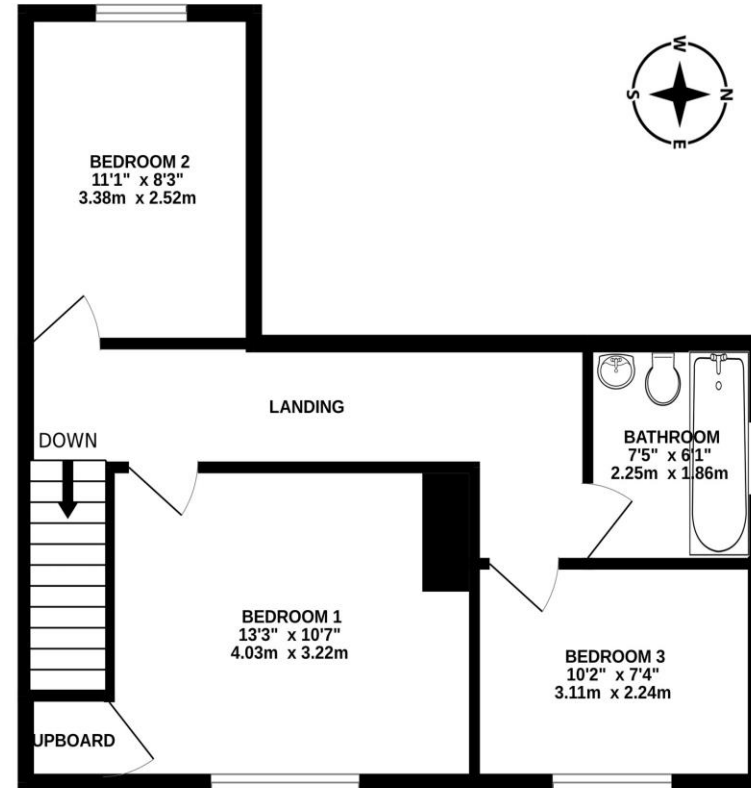
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever 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.

1 JAGGARDS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NW

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

Made with Metropix ©2023

