



Jasmine Cottage
Drury Lane, Ridgewell, Essex

**DAVID
BURR**

Jasmine Cottage, Drury Lane, Ridgewell, Essex, CO9 4SL

Ridgewell is an attractive, well served village with a pub, parish church, active village hall and school. There is a variety of period architecture centred round a village green. Nearby towns include Halstead (about 10 miles), Haverhill 5 and Clare about 4 miles. Approximately 25 miles equal distance from Ridgewell are Bury St. Edmunds, Cambridge, Colchester and Chelmsford.

This charming semi-detached cottage is situated in a quiet location in one of the area's most favoured villages. The property offers a blend of original period features and modern finishes including modern bathrooms and a spacious kitchen/breakfast room with the added benefit of a ground floor bedroom and shower room, off road parking and private rear gardens incorporating a summer house.

A charming semi-detached cottage in the heart of the village with off road parking and delightful enclosed rear garden

Entrance via:

PORCH With door leading to:

SITTING ROOM A charming room featuring exposed timbers and an attractive wood burning stove. Opening through to the:

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of wall and base units under worktops with 1.5 bowl enamel sink inset. Appliances include a Rangemaster cooker with 5 ring electric hob, plumbing for a dishwasher and space for a fridge/freezer. Tiled flooring leads through to the dining area with stairs leading to the first floor with storage under.

GARDEN ROOM A lovely light room leading to the garden.

INNER HALLWAY With tiled floor and door to the front aspect.

UTILITY Fitted with units under worktops with space and plumbing for a washing machine.

BEDROOM 4/STUDY With outlook to the front.

SHOWER ROOM Stylishly fitted with a white suite comprising wc, wash basin, tiled shower cubicle and a heated towel rail.

First floor

BEDROOM 1 Featuring exposed beams and outlook to the front.

BEDROOM 2 Outlook to front.

BEDROOM 3 Built-in cupboard and outlook over the rear garden.

BATHROOM Stylishly fitted with a panelled bath with shower over, WC and wash basin.

Outside

The property is situated along a quiet village lane a short distance from the village hall, primary school and public house. The front garden has been designed for ease of maintenance with parking for one vehicle and a pathway leading to the front door. The rear garden is an asset to the property having been meticulously designed and maintained by the current owner to create private seating and dining areas with a brick built pizza oven, ideal for Al Fresco entertaining. The lawn is surrounded by mature beds and borders. 'the lawn is surrounded by mature beds and borders with a log store, 2 garden sheds with storage behind and a summerhouse with light and power connected which could be used a home office.

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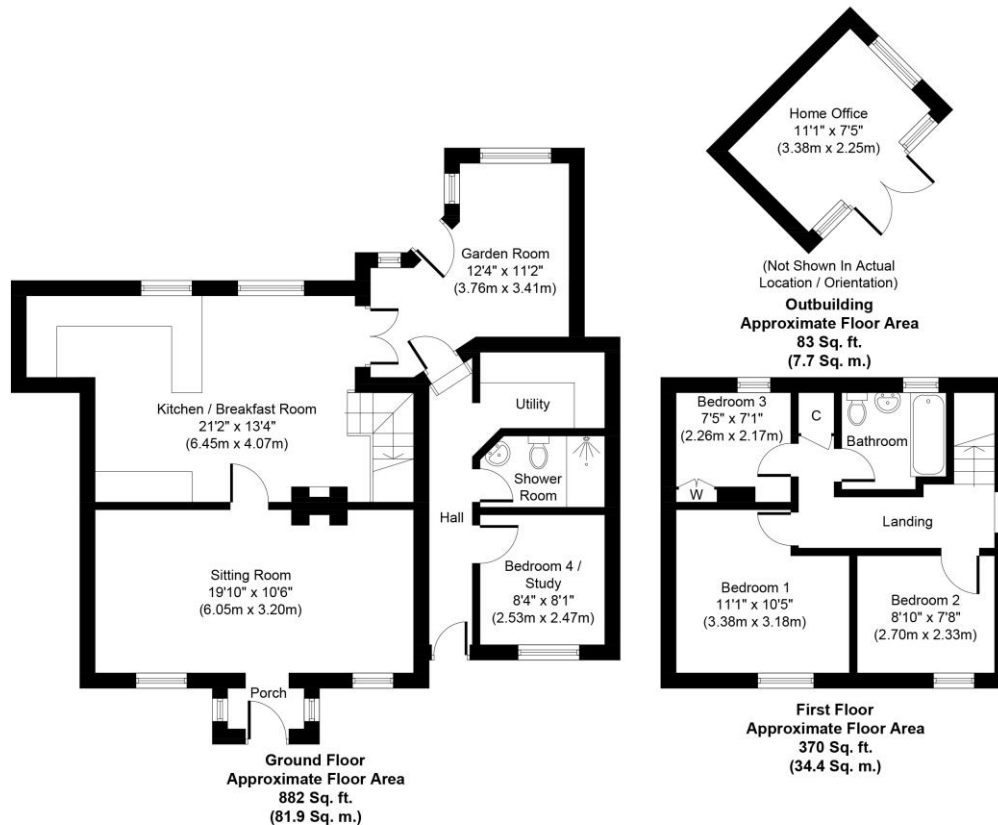
SERVICES: Main drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council – 01376 522525.

COUNCIL TAX: Band C. £1,821.87 per annum.

EPC RATING: E.

VIEWING: Strictly by appointment through David Burr – 01787 277811.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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