

Summary

A delightful period cottage in an idyllic rural location benefitting from far reaching countryside views as well as the accessibility of being just a stone's throw from Bury St Edmunds town centre. Notable benefits include two reception rooms, ample off-road parking and an impressive drawing room with views over-looking the rear gardens and fields beyond.

Description

Approximate Room Sizes

PORCH: With stained glass window to front aspect and door to sitting room.

SITTING ROOM: 14'9 x 14'1 (4.50m x 4.30m) A bright and airy room with feature brick fireplace inset with wood burning stove and exposed oak bressumer over. The room is further complemented by exposed timbers and a window to front aspect providing ample natural light. Door to;

DINING ROOM: 14'5 x 10'6 (4.40m x 3.20m) From the sitting room and again with exposed timbers. This room benefits from ample seating space for formal dining as well as stairs leading to first floor with a storage cupboard under.

Door to;

DRAWING ROOM: 16'9 x 11'10 (5.10m x 3.60m). This dual aspect room forms the ground floor of the extension carried out by the previous owners and benefits from views of the countryside to the rear, as well as access to the rear terrace.

KITCHEN: 13'9 x 11'6 (4.20m x 3.50m). Fitted with a range of matching wall and base units under work preparation surfaces with inset sink. Integrated dishwasher, space for cooker and freestanding fridge/freezer. Window to side aspect. Door to;

UTILITY: 11'2 x 5'5 (3.40m x 1.65m). Located to the rear of the property, the utility offers further

space for storage and white goods as well as an additional sink inset with drainer and mixer tap.

BATHROOM: 6'7 x 5'7 (2.00m x 1.70m). White suite comprising slipper bath, hand wash basin and W.C.

STORE: 10'6 x 4'3 (3.20m x 1.30m). Accessed externally from the rear gardens providing versatile storage spaces.

FIRST FLOOR LANDING: Doors to bedrooms and bathroom.

MASTER BEDROOM: 17'1 x 11'10 (5.20m x 3.60m). Located above the drawing room this notable addition to the property provides an impressive dual aspect bedroom with windows overlooking the front and rear gardens. Integrated

wardrobes.

BEDROOM 2: 11'10 x 10'10 (3.60m x 3.30m) Another double bedroom with window to front aspect. Exposed feature fireplace. Built-in wardrobe.

BEDROOM 3: 11'2 x 9'2 (3.40m x 2.80m) A versatile room with window to rear aspect.

FAMILY SHOWER ROOM: Tiled suite comprising shower with sliding glass door, hand wash basin with storage under and W.C. Chrome heated towel rail.

OUTSIDE: The property is accessed via Bury Road which in turn leads to the gravel driveway to the front of the property, providing ample off-road parking and a gate providing personnel access to

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – %full_services%

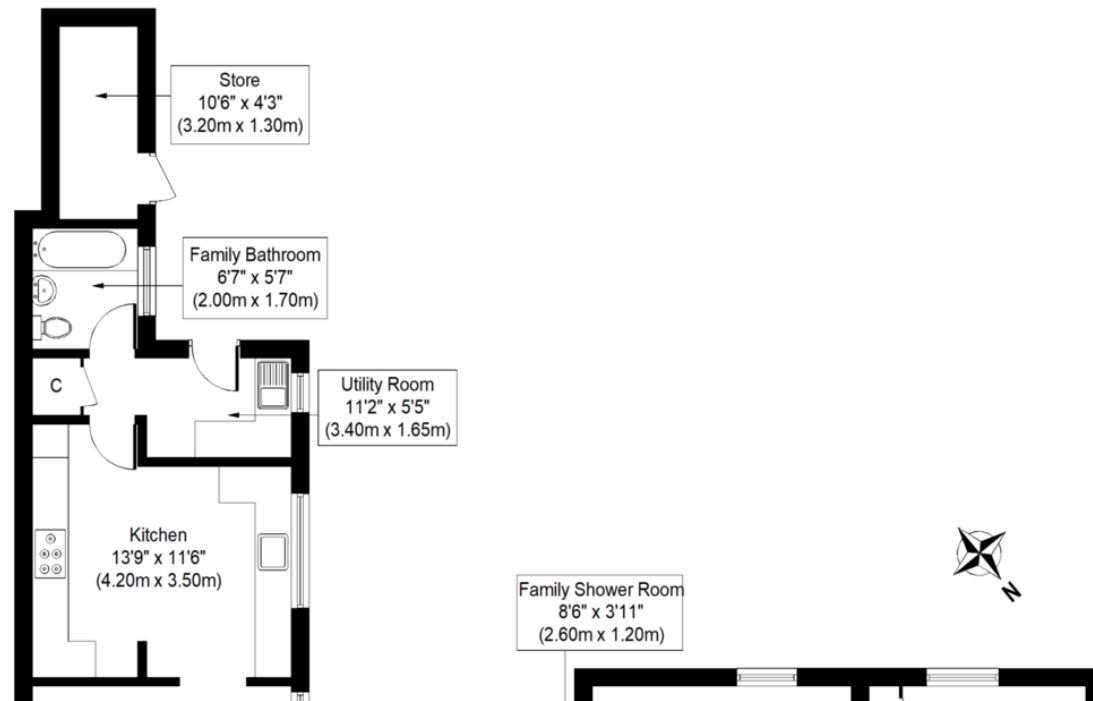
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Viewings by appointment

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A	92 A	
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Guide Price £450,000

- Exceptional Countryside Views
- Inglenook Fireplace
- Unlisted Status
- Stones throw from the village pub
- Ground and first floor