



**78 High Street,  
Bildeston, Suffolk**

**DAVID  
BURR**



# 78 HIGH STREET, BILDESTON, IPSWICH, SUFFOLK, IP7 7EA

Bildeston is an attractive village with many fine period properties. There is a village shop, post office, primary school and the whole area is surrounded by countryside. The medieval village of Lavenham with its wealth of period houses is some 6 miles distant and offers a good selection of shops and services and the market town of Hadleigh, equidistant offering an excellent range of facilities for everyday needs.

A charming Grade II listed early Victorian character cottage situated in a highly-regarded and well-served Suffolk village within short walking distance of amenities including a village shop and post office, three public houses, primary school and doctors surgery. The property contains characterful accommodation over two levels which include two reception rooms, three bedrooms (all en-suite) and a generous kitchen/breakfast room with vaulted ceiling. To the rear is a low maintenance private enclosed courtyard garden. **NO ONWARD CHAIN.**

## A three-bedroom (three en-suite) character cottage in a well-served and picturesque village.

Front door leading to:-

**SITTING ROOM:** A bright and well-proportioned reception room with a large secondary glazed window allowing for plenty of natural light. Painted beams, useful understairs storage cupboard off and a thumb latch door leading to the staircase rising to first floor.

**DINING/FAMILY ROOM:** A versatile second reception room with a pretty Victorian fireplace with tiled slips, brick hearth and a carved wood surround. Secondary glazed window overlooking the street scene.

**KITCHEN/BREAKFAST ROOM:** An impressive space with 12ft high vaulted ceiling with characterful exposed timbers and a skylight and bay window. Plenty of room for a dining table and chairs. Range of base and wall level cabinets with worksurfaces incorporating a one-and-a-half ceramic sink with Grohe tap over and drainer to side and a newly installed four-ring ceramic hob set within the chimney breast. Integrated Zanussi combination oven, space and plumbing for a washing machine and extensive cabinets as well as a central island providing additional storage.

**BEDROOM 3:** A useful ground floor bedroom with timber and glass panel doors overlooking the garden and large secondary glazed windows. An ideal room for those with limited mobility and with its own **EN-SUITE**

**CLOAKROOM** with WC and wash hand basin off. Access to loft storage space.

### First Floor

**LANDING:** With doors leading to:-

**BEDROOM 1:** With an early Victorian style fireplace with wooden mantel and secondary glazed window overlooking the street scene. Access to loft storage space and a door leading onto a large **fitted wardrobe** with inset shelving and hanging rail. Door leading to:-

**EN-SUITE:** Containing a panelled bath with a tiled surround, mixer tap and shower attachment over. WC and wash hand basin with tiled surround.

**BEDROOM 2:** A further double bedroom with a secondary glazed window and door leading to:-

**EN-SUITE:** Containing a tiled shower cubicle, WC, pedestal wash hand basin and a chrome heated towel rail.

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## Outside

The property can be accessed via a pedestrian right-of-way to the rear which leads onto a low maintenance courtyard garden finished with stone paving and gravel and enclosed with timber fencing and providing an attractive area of seating.

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

## AGENT'S NOTES

The property is Grade II listed and situated in a conservation area.

As is not uncommon with properties of this style, the property has a flying freehold.

**EPC RATING:** Exempt – listed.

**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

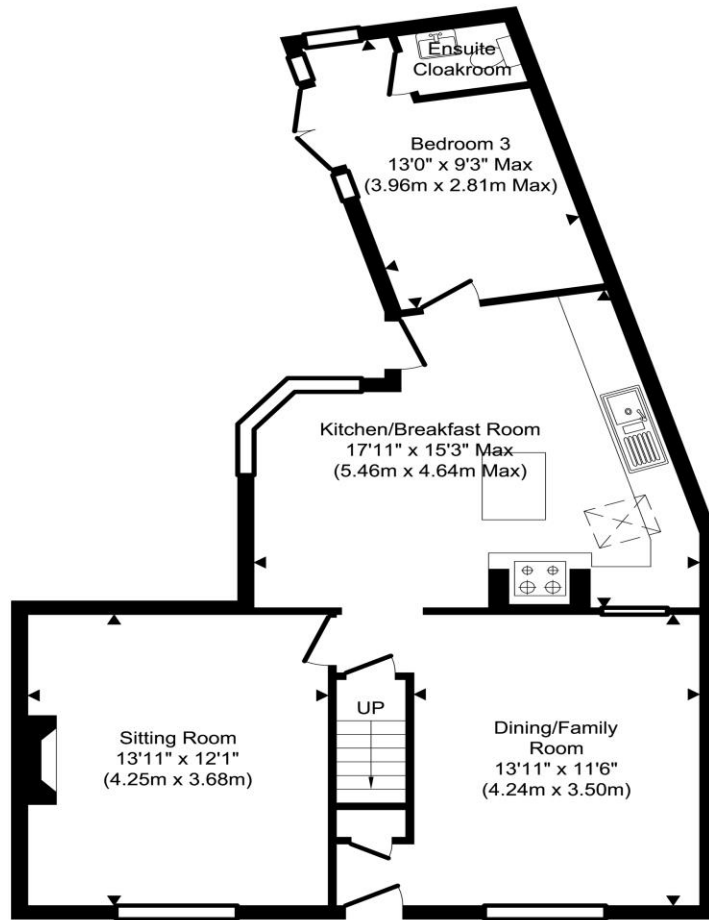
**CONSTRUCTION TYPE:** Brick

**WHAT3WORDS:** variously.sunbeam.dart

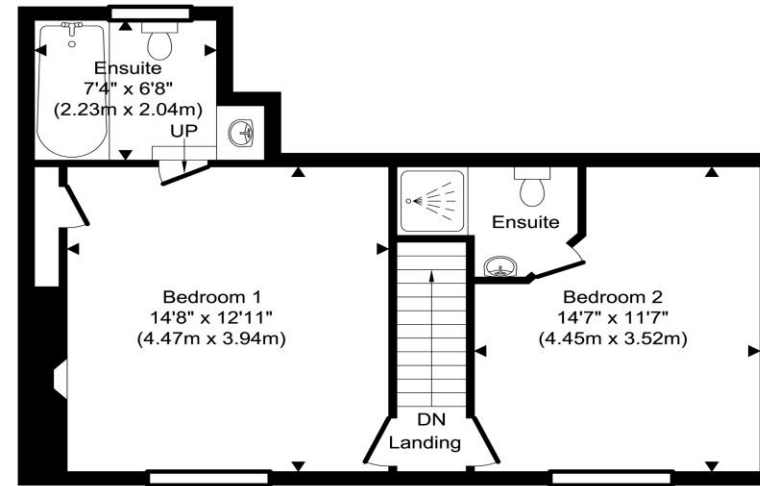
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

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Ground Floor  
Approximate Floor Area  
707.94 sq. ft.  
(65.77 sq. m)



First Floor  
Approximate Floor Area  
482.76 sq. ft.  
(44.85 sq. m)

TOTAL APPROX. FLOOR AREA 1190.70 SQ.FT. (110.62 SQ.M.)  
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