



**Grafton, Upper Street,
Stanstead, Suffolk**

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BURR**



GRAFTON, UPPER STREET, STANSTEAD, SUFFOLK, CO10 9AT

Stanstead is a pretty village with a thriving community spirit supporting many local clubs, societies and a village hall which operates more as a social club. There is a charming village green to the front of the attractive Parish Church of St. James. Long Melford with its range of day to day facilities is about 2 miles away; the market town of Sudbury, with its commuter rail link to London Liverpool Street is about 5 miles distant and the Cathedral town of Bury St Edmunds is some 12 miles north.

A beautifully fully refurbished three-bedroom detached cottage that was rethatched in 2022 sitting within generous grounds amounting to circa 0.2 acres. Sympathetic refurbishment works were commenced by the current owner in 2017 and have been a real labour of love. These works include replacing windows, reinstating inglenook fireplaces, new log burners, new flooring, heating, kitchen and bathroom whilst retaining and reinstating many of the property's original character features.

A fully refurbished three-bedroom character cottage with off-road parking and attractive grounds.

A solid wood and glass panel door leading to:-

ENTRANCE HALL: With open staircase leading to first floor, useful alcove for shoes and finished with a large stone effect ceramic tile that continues into the kitchen/dining room. Solid wooden doors leading to:-

KITCHEN/DINING ROOM: A splendid room stretching from front to back with pretty views over both front and rear garden. This is a heavily beamed room divided into two distinct areas by open studwork with initial dining area sitting in front of a large inglenook fireplace with oak bressumer beam and brick hearth with inset log burner. Beyond this you will find a contemporary fitted kitchen with a wide range of storage cupboards with a stone effect worktop and oak worktop with integrated five-ring ceramic hob with extractor, oven and microwave oven, washing machine and dishwasher with a large butler style composite sink with drainer unit and mixer tap.

SITTING ROOM: A wonderfully light heavily beamed room with stunning views over both the front and rear garden with a glass panel door leading to rear. Your attention in this room is immediately drawn to the inglenook fireplace with inset log burner, brick hearth and oak bressumer beam.

Rear Hall: A glass and wooden panel door provides access to a side terrace with space for shoes and coats and doors leading to:-

BATHROOM: A three-piece suite consisting of a close coupled WC, contemporary circular stone bowl wash hand basin with mixer tap with bespoke fitted vanity unit and oak worktop. Large panel bath with central mixer tap, overhead shower and shower screen with attractive tiled surround and heated towel rail.

First Floor

LANDING: Exposed timbers and chimney brickwork continue into this room with solid wooden doors leading to:-

BEDROOM 1: A generous double bedroom with charming views over the rear garden and arched window to the gable end overlooking the dining terrace. Part vaulted with exposed timbers as well as ample space for bedroom furniture.

BEDROOM 2: A double aspect room with pretty arched window to the gable end. This is a wonderfully light room with exposed timbers and brickwork and part-vaulted with pretty views over the rear garden.

BEDROOM 3: An occasional guest bedroom with exposed timbers and views over the rear garden. This room is heavily timbered with Jack-and-Jill door leading onto the master bedroom offering the potential for this to be a dressing room or en-suite to the second bedroom, subject to planning.

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Outside

To the front of the property a wrought-iron gate and herringbone brick footpath leads you to the front door with the rest of the front garden being predominantly laid to lawn with an established hedgerow to the front for privacy and five-bar gate and shingle driveway providing **OFF-ROAD PARKING**.

The rear garden is one of the property's most attractive features being predominantly laid to lawn and particularly private with picturesque countryside views beyond. There are two main seating areas with the first being a shingle terrace protected by a canopy of fern trees which is a great space for entertaining and to enjoy the garden from. To the other side you will find a herringbone brick terrace accessed off the rear hall and in turn leading round to the rear garden. Towards the back of the garden you will find raised borders for fruit and vegetables neighbouring a double doored **GARAGE** that provides useful storage. Within the grounds there are a number of mature trees including an apple tree as well as a number of new additions to the side boundaries including a silver birch, willow and cherry tree.

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

AGENT'S NOTES

The property is Grade II listed.

In all about 0.2 acres.

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: E.

TENURE: Freehold.

WHAT3WORDS: nerd.works.tailing

CONSTRUCTION TYPE: Timber.

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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