



**6 Hall Cottages,
Bradfield Combust, Bury St. Edmunds, Suffolk.**

**DAVID
BURR**

6 HALL COTTAGES, THE STREET, BRADFIELD COMBUST, SUFFOLK. IP30 0LP

Bradfield Combust is a rural village yet well placed for the A134 which provides quick access to the market towns of Bury St Edmunds and Sudbury. A comprehensive range of amenities are available at both towns. Sudbury provides a commuter rail service to London's Liverpool Street Station and Bury St Edmunds allows easy access to the A14.

A charming period cottage occupying a prominent yet accessible village location within easy reach of the local pub and a short drive from Bury St. Edmunds. The cottage has well-proportioned accommodation arranged over two floors with 2 bedrooms and a first-floor shower room, 2 reception rooms and a kitchen.

A spacious period cottage with a number of character features including exposed timbers, Suffolk latch doors and fireplace with log burning stove.

SITTING ROOM: A beautifully characterful room with exposed wall and ceiling timbers, red brick fireplace with inset log burning stove, integrated storage, window to front aspect and door to:-

KITCHEN: Appointed with a range of matching wall and base units and inset stainless steel sink with drainer and mixer tap. Space for white goods including fridge/freezer, washer/dryer, gas cooker with window to rear aspect and a door leading to:-

GARDEN ROOM: A versatile space capable of fulfilling a number of uses with access to the rear garden and views of the brick and flintwork on the cottage.

First Floor

LANDING: Exposed ceiling timbers and door to:-

PRINCIPAL BEDROOM: A characterful double bedroom with exposed wall and ceiling timbers, storage area and views over the rear gardens.

BEDROOM 2: Window to front aspect.

SHOWER ROOM: Well appointed suite comprising WC, hand wash basin, walk-in shower with glass shower screen and heated towel rail.

Outside

Enjoying proportionate cottage gardens with a driveway area to the rear most boundary of the property providing **OFF-ROAD PARKING** for 2 vehicles. In addition, there is a substantial **WORKSHOP**. The majority of the gardens are laid to lawn interspersed by mature hedging and shrubs. There is a small terrace abutting the rear of the property and quaint cottage gardens with a low-level brick and flint wall to the front providing access to the front door.

SERVICES: Main water and electricity are connected. Private drainage. Calor gas heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council: 01284 763233. Council Tax Band: £1,622.75 – 2024.

EPC RATING: E.

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BROADBAND SPEED: Up to 80 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone – outdoor, likely. (source Ofcom).

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WHAT3WORDS: ///massaged.notch.biked.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St. Edmunds 01284 725525.

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