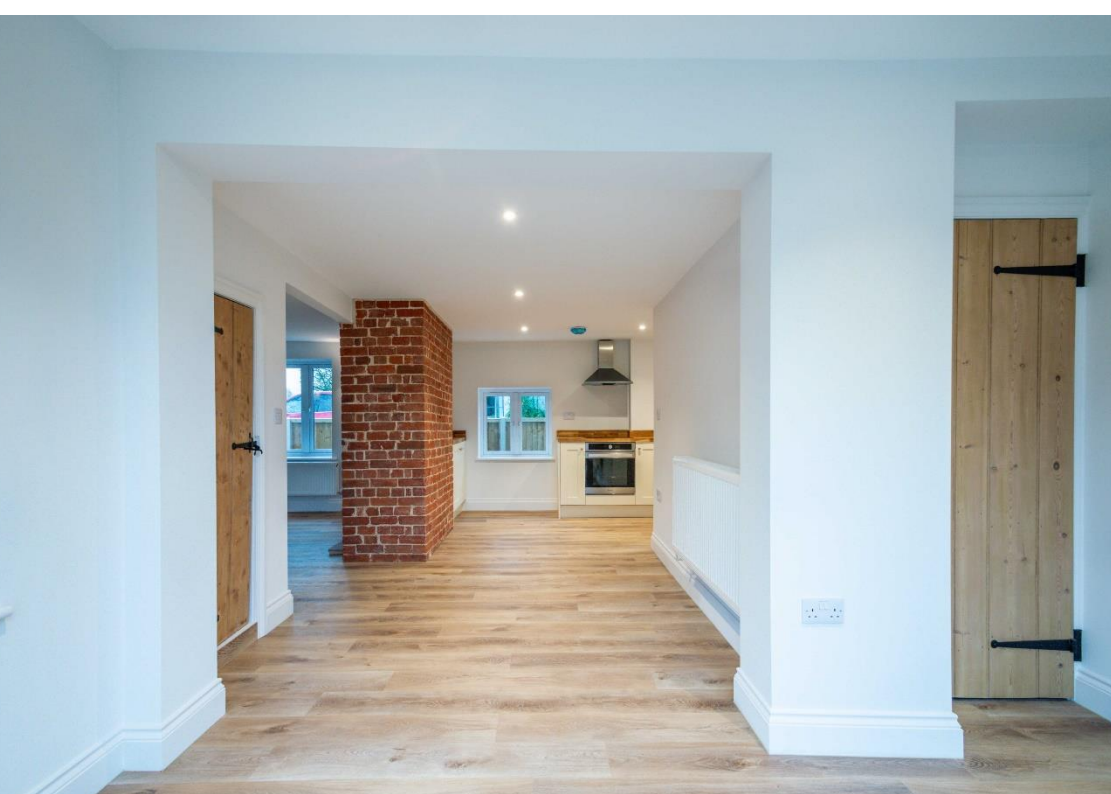




Honeysuckle Cottage
Cowlinge, Suffolk

**DAVID
BURR**



Honeysuckle Cottage, Pound Green, Cowlinge, Suffolk, CB8 9QQ

Cowlinge is a delightful village situated approximately 9 miles south east from the historic racing town of Newmarket. This popular village offers a public house, church and there is a convenience store in nearby Wickhambrook. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

Recently renovated to a high standard is this spacious two bedroom detached cottage in the quiet village of Cowlinge. The space downstairs is ideal for the modern way of living and incorporates an open plan kitchen/dining space with a partially screened separate sitting room. Upstairs there are two double bedrooms which share a Jack and Jill bathroom. The property has retained a whole host of original features, and externally is just as impressive. There is a shingled front and side garden with a restored footbridge leading over a stream to the mature rear gardens. Benefitting from NO ONWARD CHAIN.

A delightful and thoughtfully renovated two bedroom detached cottage with generous and mature gardens in the quiet village of Cowlinge.

Ground Floor

ENTERING Into the sitting room which is double aspect and features an original exposed brick fireplace. Stairs rising to the first floor and open through to the:

KITCHEN/DINING ROOM A thoughtfully designed space with fitted base units compete with oak worktops over and an inset stainless-steel sink with drainer and mixer tap looking out to the rear aspect. Further integrated appliances include an electric oven, 4-ring ceramic hob above with extractor over, a slimline dishwasher and space for a freestanding fridge/freezer. The remainder of the space is ideal for dining with French doors leading out the rear gardens. There is also a cupboard under the stairs as well as windows to the front, side and rear aspect.

CLOAKROOM With low level WC, hand wash basin and window to the side aspect.

First Floor

LANDING With window to the side aspect and doors to:

First Floor

BEDROOM 1 A spacious double with a cast iron feature fireplace, loft access and window to the front aspect. Door to the Jack and Jill bathroom.

BEDROOM 2 Another double with a window to the side aspect and door leading to the Jack and Jill bathroom.

BATHROOM Set up as a Jack and Jill bathroom to serve both bedrooms, the space features a bath with shower over, a hand wash basin, low level WC, heated towel rail and frosted window to the side aspect.

Outside

To the front of the property there is an attractive brick wall with a picket gate and a tiled pathway leading to a porch with period fascia matching the gable end of the cottage. To the right-hand side is a shingled parking area leading to a raised decking platform overlooking the stream passing to the rear of the cottage. To the right of this is a footbridge leading to a long, established garden with a whole host of mature trees, shrubs and hedge borders. There is also a timber shed towards the rear of the plot.

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Material Information

SERVICES Mains electricity, water, drainage and electric central heating to radiators. **NOTE:** None of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX: Band B. (£1,903.52 per annum).

EPC: Band E.

TENURE Freehold.

WHAT3WORDS pursue.blues.soil

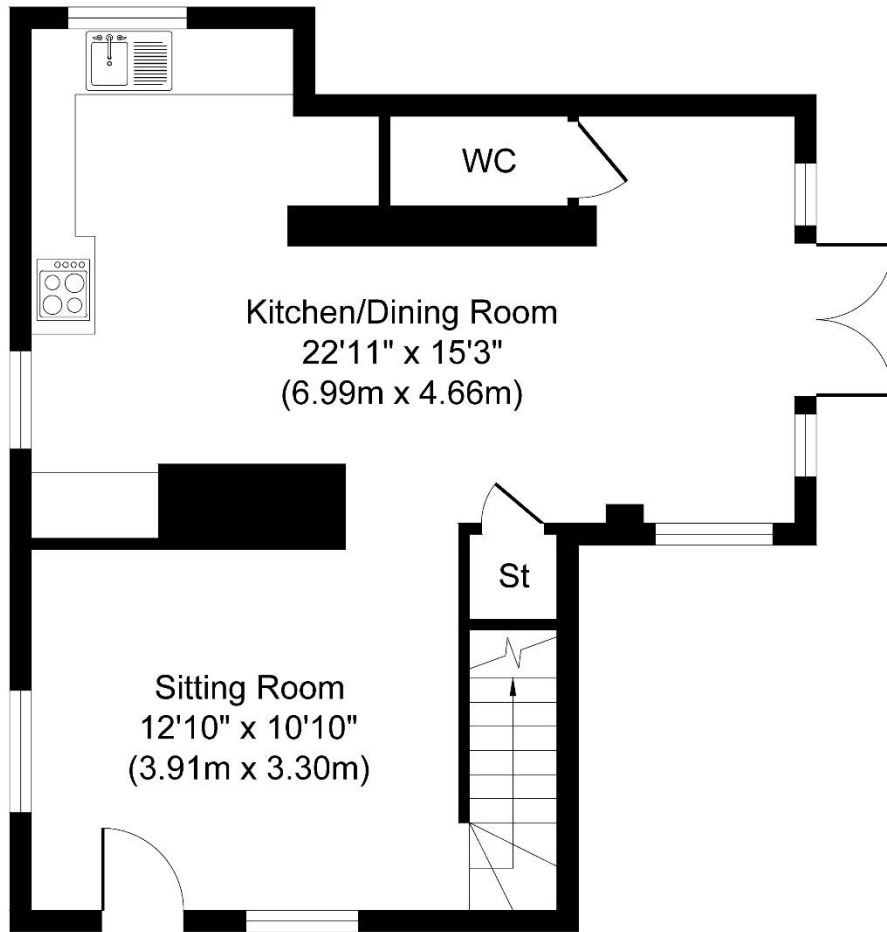
CONSTRUCTION TYPE Traditional brick construction.

COMMUNICATION SERVICES (Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

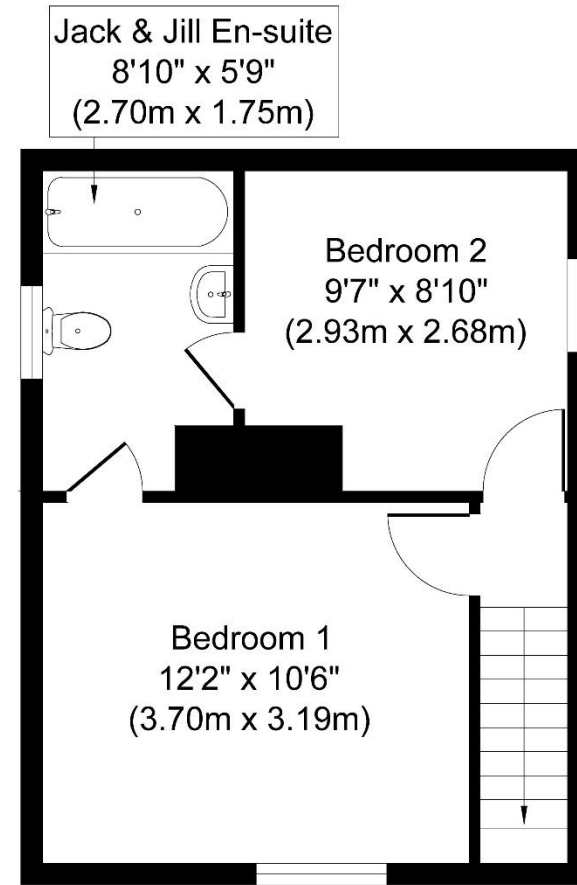
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
484 sq. ft
(44.95 sq. m)



First Floor
Approximate Floor Area
328 sq. ft
(30.44 sq. m)

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.

