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## Daisy Cottage

Thurlow, Suffolk

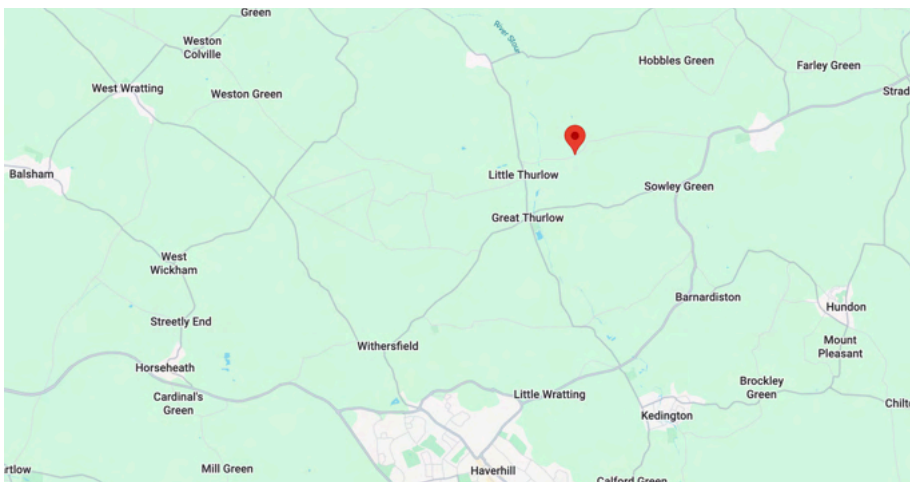


# Daisy Cottage, 2 Broad Road

## Thurlow, Haverhill, Suffolk CB9 7JJ

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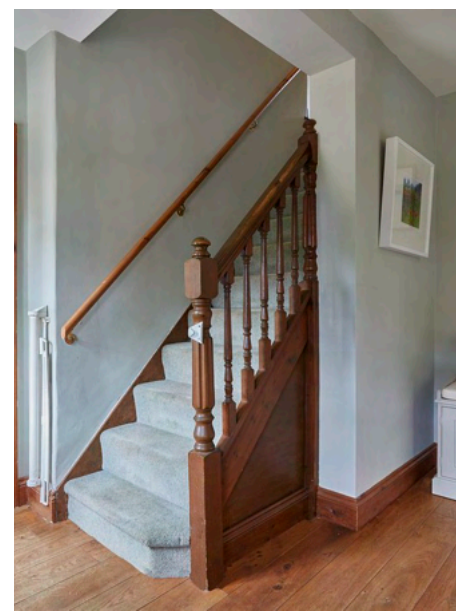
A charming and characterful three/four bedroom semi-detached cottage located in a semi-rural edge of village location surrounded by countryside. The property offers generously proportioned living accommodation and offers the potential to extend further, subject to the necessary planning consents. Further benefits include off-road parking and attractive rear gardens with countryside views beyond.



- Charming and characterful
- Generously proportioned living accommodation
- Located in a semi-rural edge of village location
- Off-road parking
- Attractive rear gardens with countryside views

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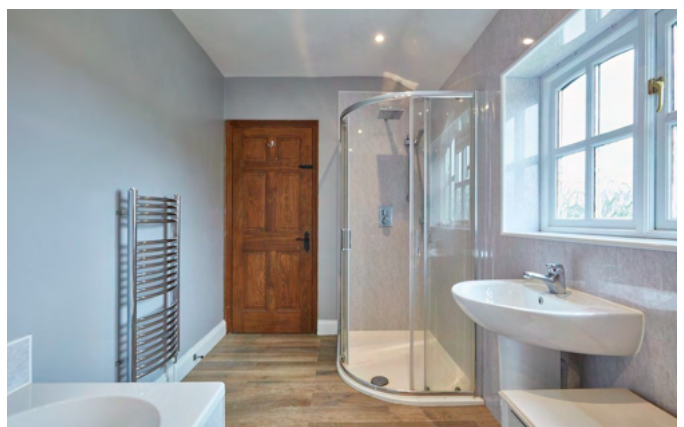
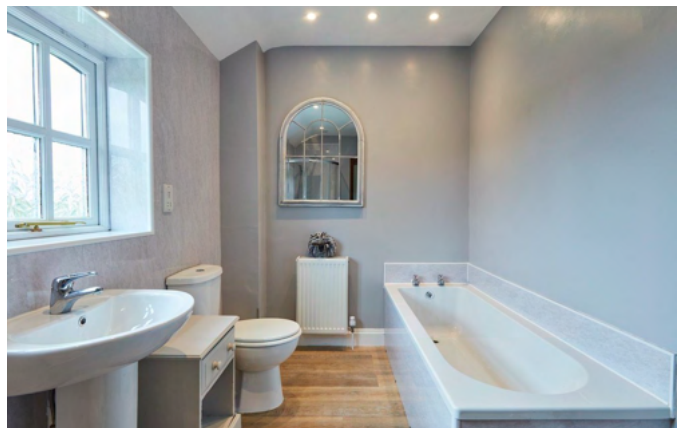
## INTERIOR

ENTRANCE into ENTRANCE HALL with oak flooring and stairs to the first floor. SITTING ROOM a light and spacious double aspect room with oak flooring and window to front aspect. Bi-fold doors to the terrace. STUDY/BEDROOM 4 a generous optional bedroom with oak flooring, outlook to front and door to rear. En-Suite comprising tiled shower cubicle, wash hand basin, WC, heated towel rail and extensively tiled walls and floor. BREAKFAST ROOM providing ample space for a dining table and chairs, oak flooring, fireplace and under stairs recess. Opening through to the KITCHEN extensively fitted with a range of wall and base units under worktops with Butler sink inset. Integrated appliances include an electric Rangemaster cooker and water softener. Tiled flooring leads through to the REAR LOBBY with space for a fridge/freezer and door to the terrace and door to the UTILITY ROOM with a further range of wall and base units under worktop with a double Butler sink inset, space and plumbing for a washing machine and tumble dryer. CLOAKROOM WC, wash hand basin and boiler.

AGENTS NOTE: A new combi boiler was installed in December 2025.

### First Floor

LANDING with access to the roof space, airing cupboard and window to the rear. BEDROOM 1 a spacious and light double room with stripped wood flooring and window to the front aspect. BEDROOM 2 a double room with built-in wardrobe and outlook to the front aspect. BEDROOM 3 another double room with outlook to the rear. BATHROOM stylishly fitted with WC, bath, shower cubicle and heated towel rail.



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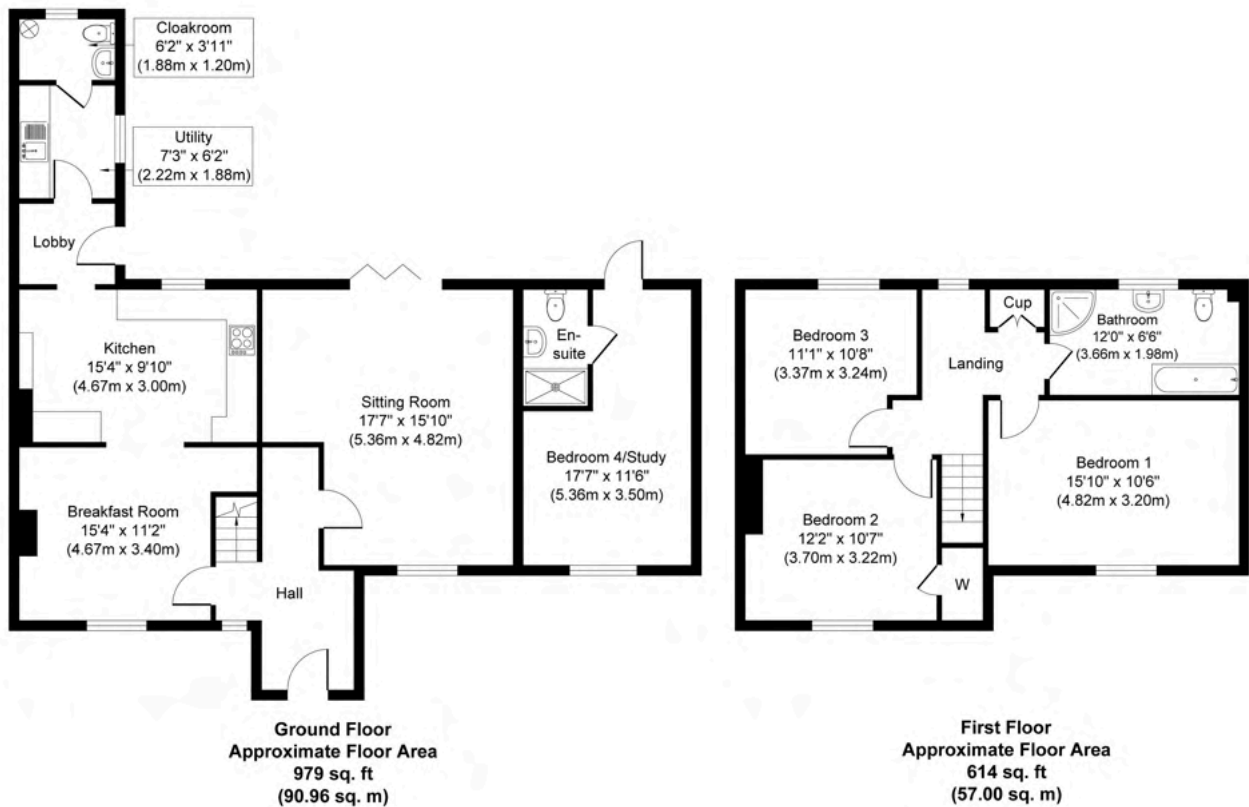


## EXTERIOR

The property is approached via a gravel driveway providing parking and turning for several vehicles. The front is enclosed by hedging with adjacent beds and a side gate leads through to the rear garden which is traditionally lawned with a range of mature beds, trees and shrubs. A raised decked dining terrace to the rear of the garden and a summer house with views over open countryside beyond. In all about 0.20 of an acre.



# Floorplan



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.

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# Thurlow, Suffolk

Great and Little Thurlow combine to form one of the area's most charming villages. An excellent and thriving community is supported by good facilities including a public house, church, well regarded primary school, village hall and playing fields. Barnardiston Preparatory School is approximately 3 miles away. Further facilities are available in Haverhill (4 miles), Newmarket (10 miles), Bury St Edmunds (15 miles), Saffron Walden (15 miles) and the city of Cambridge (18 miles). There are mainline stations for fast trains into London at Newmarket, Cambridge and Audley End (19 miles). London Stansted Airport is 30 miles. (All distances approximate). The property is situated for easy access to all of Cambridge's science parks (25 mins).

## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Telephone: 01284 763233.

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CB9 7JJ.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A covenant is in place to maintain/replace boundary structures.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

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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