



DAVID
BURR

**Heddle House,
Chapel Street, Bildeston, Suffolk.**



HEDDLE HOUSE, 47 CHAPEL STREET, BILDESTON, SUFFOLK. IP7 7EP

Bildeston is an attractive village with many fine period properties as well a village shop, post office, primary school, two popular pubs and is surrounded by countryside walks. 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.

This charming four-bedroom Grade II listed property is set in the heart of the village with countryside walks in one direction and village amenities in the other. Much of the property's charm comes from its exposed original timbers, open fireplaces and oak gallery staircase. The property comes with ample off-road parking, double garage, private south facing garden and is offered with **NO ONWARD CHAIN**.

A charming four-bedroom Grade II listed property in the well-regarded village of Bildeston.

ENTRANCE HALL: 21'3" x 15'3" (6.49m x 4.67m) The oak panelled front door brings you into the entrance hall which is an inviting space with exposed original timbers and an open oak staircase to the first floor and doors leading to:

DRAWING ROOM: 21'3" x 13'3" (6.49m x 4.05m) A wonderfully light room with windows to both the front and rear offering views over the rear garden. Inglenook fireplace with oak bresummer and red brick hearth.

SITTING ROOM: 11'11" x 11'4" (3.64m x 3.47m) Exposed beams, attractive red brick fireplace with useful alcove shelving.

KITCHEN/DINING ROOM: 22'7" – 11'5" x 15'7" (6.90m – 3.48m x 3.47m) The kitchen has been fitted with a range of matching cupboards at both base and eye level with a wood effect worktop and tiled splashback. Integrated appliances include a one and a half oven, hob, one and a half sink with drainer and mixer tap, and space for a fridge/freezer, plumbed for washing machine and dishwasher. Exposed beams and views over the rear garden.

GARDEN ROOM: 11'8" x 11'3" (3.57m x 3.45m) Fully glazed hardwood construction with doors to kitchen and rear garden.

DOWNSTAIRS BATHROOM: WC, wash hand basin, fully tiled shower cubicle and large built in storage cupboard.

First Floor

LANDING: The generous sized gallery landing offers views over the rear garden, a large airing cupboard with hot water cylinder and doors to:

BEDROOM 1: 19'6" x 11'9" (5.95m x 3.6m) Views over the rear garden and two large eaves storage cupboards.

BEDROOM 2: 12'1" x 21'0" (3.69m x 6.42m) Windows to both the front and rear of this room offer street scene and rear garden views. Three built in double wardrobes with hanging rail and shelving.

BEDROOM 3: 9'8" x 11'11" (2.97m x 3.64m) Built in double wardrobe with hanging rail and shelving.

BEDROOM 4: 10'8" x 10'7" (3.26m x 3.24m) Single built in wardrobe with hanging rail and shelving.

FAMILY BATHROOM: WC, wash hand basin and bath with overhead shower and shower screen.

Outside

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A shingle drive way provides ample **OFF-ROAD PARKING** and access to:

DOUBLE GARAGE: 20'0" x 20'1" (6.10m x 6.14m) Twin up and over doors plus personal door to the rear. At first floor is a boarded storage area with loft ladder, rear-facing window with power and water connected.

The secluded south facing rear garden is mainly lawn with borders of mature shrubs and bushes and a number of trees beyond the garage including apple, plum, damson tree and a vegetable garden. To the immediate rear is a paved area to enjoy the afternoon sun with two further STORAGE SHEDS towards the rear of the garden.

AGENTS NOTES

The property is Grade II Listed.

SERVICES: Main drainage, electric and water. Heated by oil fired radiators.

NOTE: None of these services have been tested by the agent.

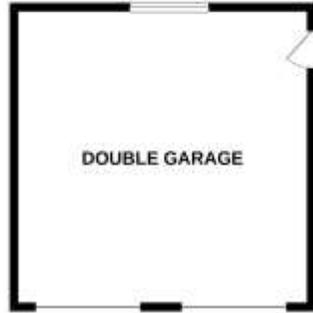
LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000)

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
1616 sq.ft. (150.1 sq.m.) approx.



1ST FLOOR
1121 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 2737 sq.ft. (254.2 sq.m.) approx.

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