



**3 Pitts Terrace**  
**Lidgate**

**DAVID**  
**BURR**



## 3 Pitts Terrace, The Street, Lidgate, Suffolk CB8 9PR

Lidgate is a quaint and beautiful village with the benefit of a renowned Public house and is located 7 miles from the world famous racecourse town of Newmarket, 12 miles from the historic town of Bury St Edmunds and 18 miles from Cambridge city centre, all of which offer a great range of amenities including schools, shops, supermarkets, restaurants and leisure facilities. Lidgate is also situated only 3 miles from Wickhambrook offering a vibrant community served by a Public House, surgery, parish Church, local amenities and a much sought after primary school.

An abundantly charming two-bedroom cottage boasting stunning countryside views in the vastly popular village of Lidgate. The property has been extensively improved over recent years and now offers a kitchen/breakfast room, sitting room, two bedrooms and a bathroom. Externally boasting ample parking to the rear of the property and established front and rear gardens.

### A characterful two-bedroom cottage in the popular village of Lidgate.

**SITTING ROOM** A cosy yet spacious room with exposed original beams, an inset woodburning stove, fitted storage and a window and door to front aspect.

**KITCHEN / BREAKFAST ROOM** Fitted units and drawers with oak worktops over and an inset double butler sink. Space and plumbing for appliances, dining space and window and door leading to the rear garden.

**BEDROOM 2** Window to rear aspect.

#### First Floor

**LANDING** Exposed original floorboards and loft access.

**BEDROOM 1** Window to front aspect with original floorboards and beams.

**BATHROOM** Impressively presented with a roll-top bath, vanity sink unit, WC, heated towel rail, a Velux window and an airing cupboard.

#### Outside

The south-facing front garden is predominately lawned with established shrubs and plants and a pathway leading to the front door of the property. The rear garden is presented in two sections with the immediate part being mainly lawned with a paved terrace and a selection of shrubs and plants. The rear section is lawned and currently used as parking but boasts far-reaching countryside views should it be utilised as another seating area.

**SERVICES** Electric heating. Mains water, drainage and electricity. Note, None of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

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**COUNCIL TAX BAND B.**

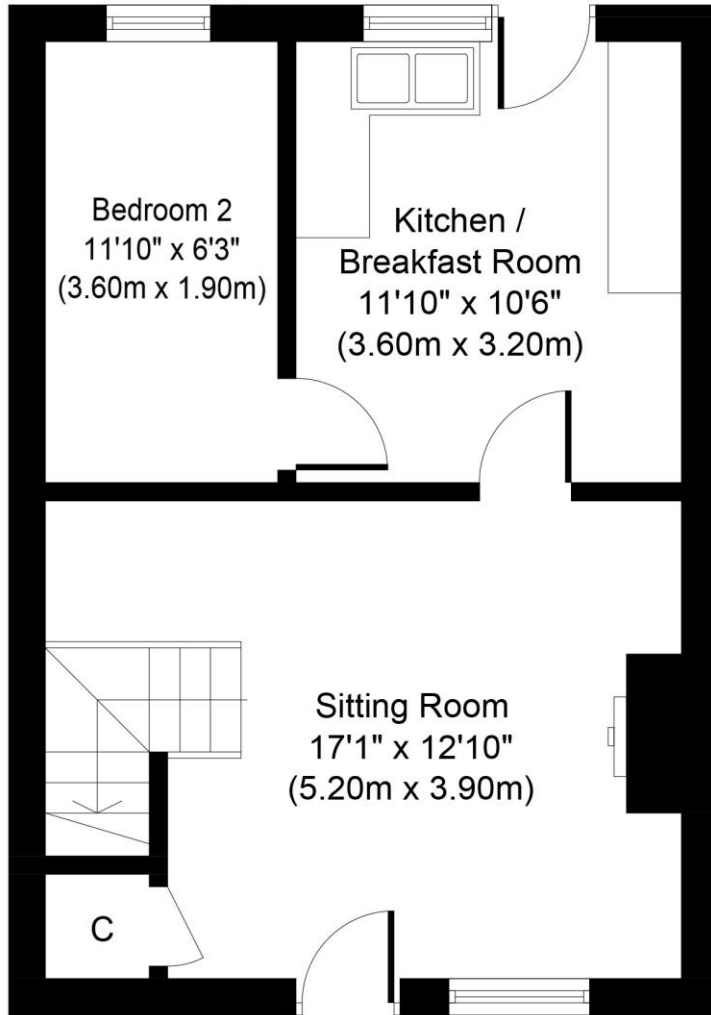
**TENURE** Freehold.

**WHAT3WORDS** blast.rats.revamped

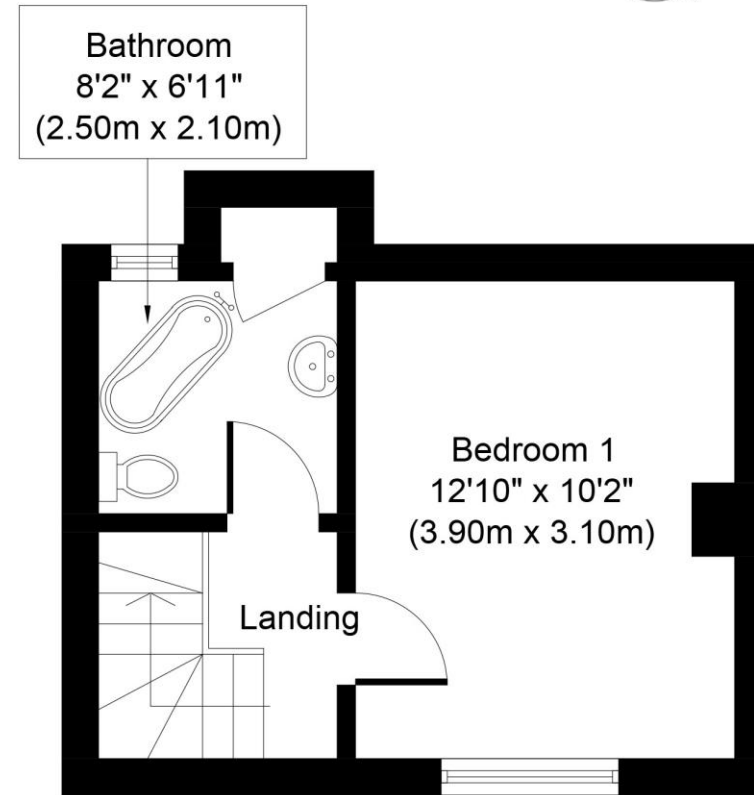
**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agent.





**Ground Floor**  
**Approximate Floor Area**  
**428 Sq. ft.**  
**(39.8 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**224 Sq. ft.**  
**(20.8 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.

