

1 Jaggards Cottage, Thorpe Morieux, Suffolk







1 JAGGARDS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NW

Thorpe Morieux is a pretty, rural village, characterised by winding lanes and cottages. The village enjoys close links with Lavenham, only 3 miles away and provides a broad range of amenities. The Cathedral town of Bury St Edmunds is about 10 miles away and access to the A14 trunk road about 9 miles, giving fast access to Cambridge, Ipswich, Stanstead airport and London beyond. A commuter rail service is available at both Stowmarket (12 miles) and Sudbury (9 miles).

A charming Edwardian cottage which has undergone a programme of modernisation and renovation throughout which is situated in a peaceful rural location amidst open countryside. The property provides an accommodation over two levels which includes two reception rooms, three bedrooms, a first floor bathroom, kitchen, a ground floor shower room and a boot room. There is the additional benefit of generous front and rear gardens as well as ample off-road parking and two useful outbuildings/workshops.

A pretty semi-detached Edwardian cottage with front and rear gardens in a quiet rural location.

ENTRANCE HALL: With staircase rising to first floor and door leading to:-

SITTING ROOM: 16'3" x 13'4" (4.95m x 4.06m) With oak flooring, generous proportions and double-glazed window overlooking the property's front garden. Centrally positioned fireplace with brick surround. Further doors leading to:-

DINING ROOM: 13'2 x 10'2 (4.01m x 3.11m) With oak flooring, plenty of room for a dining table and chairs and with a double-glazed window overlooking the property's front garden and a central chimney breast which, while sealed, could potentially be reinstated (subject to necessary permissions).

KITCHEN: 13'8 > 7'11" x 11'7" (4.16m > 2.41m x 3.54m) With porcelain tiled flooring and a matching range of base and wall-level units with oak worksurfaces incorporating a ceramic butler sink and an induction hob with extractor above. New oven, space for free-standing refrigerator/freezer and integrated washing machine and dishwasher.

REAR HALL: With plenty of space for coats and shoes, door leading onto the gardens and further door leading to:-

SHOWER ROOM: 6'4" x 4'5" (1.93m x 1.34m) Containing a corner shower, W.C. and wash hand basin with tiled splashback and storage below.

First Floor

LANDING: With exposed floorboards and doors leading to:-

BEDROOM 1: 13'3" x 9'7" (4.03m x 2.93m) A double bedroom with double-glazed window overlooking the property's front garden and onto open countryside and the village church beyond.

BEDROOM 2: 11'1" x 8'2" (3.38m x 2.49m) A further double room overlooking the rear garden.

BEDROOM 3: 10'4" x 7'4" (3.15m x 2.23m) With countryside views.

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BATHROOM: 6'1" x 5'8" (1.85m x 1.72m) Containing a panel bath with tiled surround and shower above, WC and pedestal wash hand basin.

Outside

The property is set far back from the lane by a generous front garden, in front of which is a pebbled driveway with an area for **OFF-ROAD PARKING** for up to 4 vehicles. A pathway leads to the front door and round the side of the property into the rear garden.

The west-facing rear garden is enclosed and contains an expanse of lawn together with two useful outbuildings which provide plenty of storage.

A **PLANT ROOM** contains a recently installed boiler and has power and light connected.

SERVICES: Main water. Private drainage. Main electricity connected and oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C - A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: C

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes/No **Speed:** 57 mbps download, 10 mbps upload

Phone signal: Yes – O2

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WHAT3WORDS: ///raft.prom.texts

VIEWING: Strictly by prior appointment only through DAVID BURR.

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