



**Lucy's Cottage, 9 High Street,
Bildeston, Suffolk**

**DAVID
BURR**



LUCY'S COTTAGE, 9 HIGH STREET, BILDESTON, SUFFOLK, IP7 7EX

Bildeston is an attractive village with many fine period properties. There is a village shop, post office, primary school and the whole area is surrounded by countryside. 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.

An unlisted character cottage situated within a well thought of and well served Suffolk village. The property contains well balanced accommodation arranged over two levels which includes an open-plan kitchen/dining room with a recently refitted kitchen and a sitting room with a wood burning stove. There is the further benefit of a ground floor shower room with four bedrooms and an additional bathroom on the first floor. To the rear is a west facing garden together with two private off-road parking spaces. **NO ONWARD CHAIN.**

A characterful four-bedroom, two-bathroom house with west-facing garden and parking.

Front door leading to:-

ENTRANCE HALL: With porcelain wood effect floor tiles, space for coats and shoes and a staircase rising to first floor. Exposed timbers and wood four-panel doors leading to:-

KITCHEN/DINING ROOM: 18'4" x 10'10" (5.58m x 3.29m) With a contemporary kitchen with matching base and wall level shaker style units with Quartz worksurfaces incorporating a butler sink with a mixer tap above and drainer to side. Space for a free-standing Range cooker with Rangemaster extractor fan over and integrated appliances including a Blomberg dishwasher, a wine cooler and space for a free-standing American style fridge/freezer. Extensive storage throughout and plenty of room for a dining table and chairs adjacent to floor-to-ceiling uPVC double doors opening onto terracing.

SITTING ROOM: 16'10" x 12'8" (5.13m x 3.86m) A charming room with exposed heavily timbered ceiling and a mellow red brick chimney breast with an inset wood burning stove situated on a parquet brick hearth and with oak bressumer beam. Dual aspect with casement windows to the front and overlooking the rear garden.

SHOWER ROOM: Containing a particularly large shower with glass sliding doors and recessed shelving. WC, vanity suite with storage below and a chrome heated towel rail.

First Floor

LANDING: With access to loft space, storage cupboard off and with further doors leading to:-

BEDROOM 1: 11'10" x 9'9" (3.35m x 2.97m) A well-proportioned double bedroom.

BEDROOM 2: 11'0" x 8'4" (3.35m x 2.55m) Currently utilised as a dressing room/laundry room but which could equally be used as a generous double bedroom with a view to the rear.

BEDROOM 3: 13'0" x 8'11" (3.96m x 2.71m) With exposed timbers.

BEDROOM 4: 10'0" x 8'5" (3.06m x 2.56m) With exposed timbers and an outlook to the rear.

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BATHROOM: With tiled flooring and containing a P-shaped bath with a subway tiled surround and waterfall style showerhead. WC, wash hand basin with heated towel rail.

Outside

To the rear is a west facing enclosed garden which has been designed with low maintenance in mind and contains a stone paved terrace with external lighting and power sockets. An area of artificial grass lays adjacent to a further terrace containing a useful **TIMBER STORAGE SHED**. A gate leads onto the **PARKING AREA** for up to two vehicles to the rear.

SERVICES: Main water and drainage. Main electricity connected. Electric heating. Underfloor heating to the kitchen/dining room. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – 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: D.

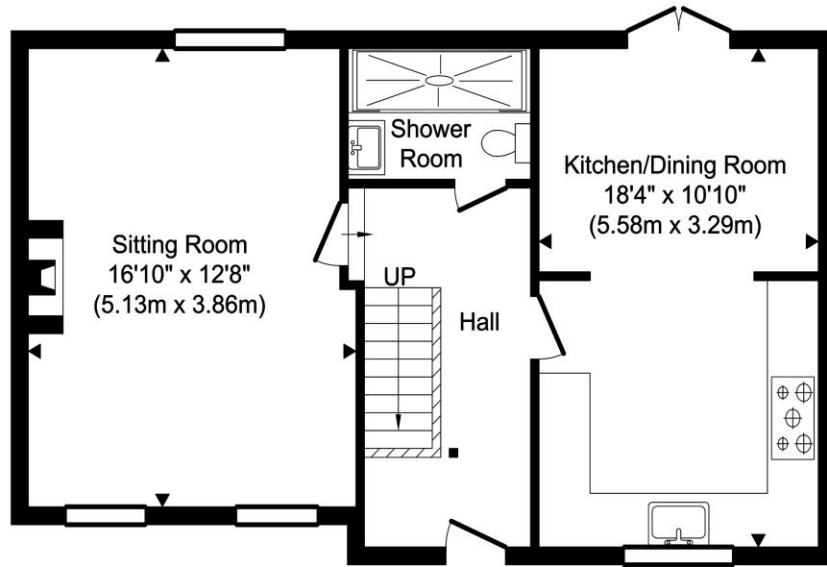
TENURE: Freehold.

WHAT3WORDS: ///bounding.positive.registry

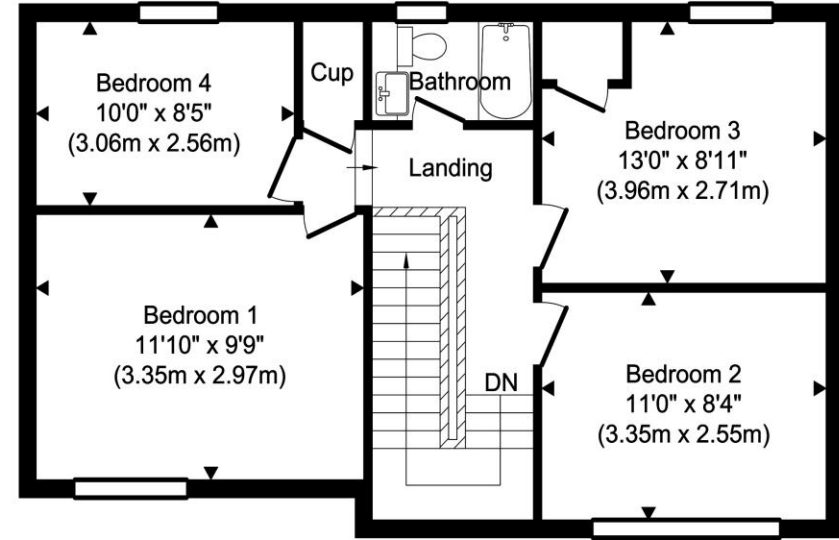
VIEWING: Strictly by prior appointment only through DAVID BURR.

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
Approximate Floor Area
539.81 sq. ft.
(50.15 sq. m)



First Floor
Approximate Floor Area
539.81 sq. ft.
(50.15 sq. m)

TOTAL APPROX. FLOOR AREA 1079.62 SQ.FT. (100.30 SQ.M.)
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