



**Heddle House, 47 Chapel Street,
Bildeston, Suffolk.**

**DAVID
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HEDDLE HOUSE, 47 CHAPEL STREET, BILDESTON, IPSWICH, SUFFOLK, IP7 7EP

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.

Heddle House was previously 4 Weavers Cottages constructed circa 16th century. Reconfigured to create a large family home in the 1970s the house has been fully refurbished throughout in 2021. The property offers light and spacious accommodation with three generous reception rooms, a garden room and newly fitted shower room and kitchen/dining room to the ground floor with four double bedrooms and newly fitted bathroom to the first floor. The property is situated on a quiet street off the main village square and enjoys grounds of circa 0.32 acres as well as off-road parking and a double garage.

A newly refurbished large family home with off-road parking and a double garage.

ENTRANCE HALL: 21'3" x 15'3" (6.48m x 4.65m) An oak panelled front door brings you to the entrance hall which is an inviting space with exposed original timbers and large oak open staircase leading to the first floor. Pretty views over the rear garden and further doors leading to:-

DRAWING ROOM: 21'3" x 13'3" (6.48m x 4.04m) A wonderfully light room with windows to both the front and rear offering views over the garden. Feature inglenook fireplace with oak bressumer beam and brick hearth with exposed floorboards and bespoke shelving unit.

SITTING ROOM: 11'11" x 11'4" (3.63m x 3.45m) With exposed beams and floorboards with an attractive fireplace and street scene views to the front.

KITCHEN/DINING ROOM: 22'6" x 15'7" (6.86m x 4.75m) A country style kitchen fitted with a range of shaker style cupboards with an oak worktop incorporating a double butler sink with mixer tap, integrated washing machine and dishwasher, finished with an attractive tiled floor. In this room you can enjoy pretty views over the rear garden with a further island unit offering further food preparation space and storage below. This room is cleverly split into two distinct areas via a chimney breast that offers further space for a large fridge/freezer. **DINING ROOM:** Exposed beams with views over garden terrace area, matching Welsh style dresser to the kitchen cabinets and wine rack.

GARDEN ROOM: 11'8" x 11'3" (3.56m x 3.43m) A charming room enjoying panoramic views of the rear garden with French doors leading to a terrace seating area.

SHOWER ROOM: Double walk-in shower with attractive tiled surround, WC, bespoke fitted sink with vanity unit with two large floor-to-ceiling cupboards offering useful storage finished with an engineered oak floor.



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First Floor

LANDING: A generous size galleried landing offering views over the rear garden, large airing cupboard and doors leading to:-

BEDROOM 1: 19'6" x 16'10" (5.94m x 5.13m) A large L-shaped room with views over the rear garden and door leading to:-

WALK-IN WARDROBE: Fitted with an extensive range of shelving and hanging rail with the potential to be converted into an ensuite with a further eves storage cupboard with hanging rail.

BEDROOM 2: 21'0" x 12'1" (6.40m x 3.68m) A generous second bedroom stretching from the front to the back of the property with windows offering both views of the rear garden and street scene to the front. The room has been divided into two distinct areas, one being a sleeping area, the other space for a study or private sitting room.

BEDROOM 3: 11'11" x 9'8" (3.63m x 2.95m) Built-in double wardrobe with hanging rail and shelving and exposed wooden floor.

BEDROOM 4: 10'8" x 10'7" (3.25m x 3.23m) Single built-in wardrobe with hanging rail and shelving, exposed floor and window to the front.

FAMILY BATHROOM: Double walk-in shower, oak vanity sink unit, attractive tiled surround, bath and WC.

Outside

Shingle drive and wooden double gates provide access to ample **OFF-ROAD PARKING** as well as access to a:-

DOUBLE GARAGE: With twin up-and-over doors and further personal door. Lights, power and water connected. The garage is part-boarded at first floor offering further storage as well as space to the rear for a work bench and other hobby items. Potential to convert (subject to necessary permissions).

To the immediate rear of the property you will find a Mediterranean style part-walled terrace where you can enjoy the afternoon sun with a further terraced seating area to the immediate rear of the garden room, being the perfect space for entertaining with pretty views over the south facing garden. The rest of the garden is mainly laid to lawn with well-established colourful borders with a number of fruit and damson trees. To the very back of the garden you will find a small brook which forms the boundary with a newly planted wild flower garden and further seating area.

In all about 0.32 acres.

OUTSIDE CLOAKROOM: WC with close couple sink and mixer tap.

AGENTS NOTES

The property is grade II listed.

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

EPC RATING: Band TBC – 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:** F

TENURE: Freehold

VIEWING: Strictly by prior appointment only through DAVID BURR.

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