

DAVID BURR

1 Duke Street, Bildeston, Suffolk









1 Duke Street, Bildeston, Ipswich, Suffolk, IP7 7EW

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.

This charming two/three bedroom period home thought to have once been part of a farmer's meeting house, has been run as a successful holiday let for a number of years enjoying many of its original character features, whilst being ideally placed for countryside walks and village amenities.

The Property

You are initially greeted by a particularly welcoming sitting room with inglenook fireplace with inset log burner with useful alcove shelving, exposed timbers and staircase to first floor. Beyond here, you will find a very well-served country style kitchen with space for a dining table and neighbouring utility as well as a three piece bathroom suite including a bath with overhead shower. From this room, you enjoy views down the long private garden with stable door leading onto a rear terrace.

To the first floor, there are three generous double bedrooms, one of which is a stunning vaulted landing room that can easily be sectioned off for privacy, as well as a vaulted master bedroom that is heavily beamed and with pretty views down the rear garden, these rooms are serviced by a cloakroom off the landing.

Outside

To the immediate rear of the property, there is a private terraced seating area with a sunny backdrop of a soft red brick wall, being of great space for entertaining, accessed off the kitchen/dining room via a solid wooden stable door. This terrace is surrounded by well-stocked borders offering seasonal colour, that continues along both boundaries with a wide expanse of lawn meandering its way to the back of the garden. The grounds that accompany the cottage are surprisingly generous with rear access leading onto Squirrells Mill Road, making it incredibly convenient for further landscaping.

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

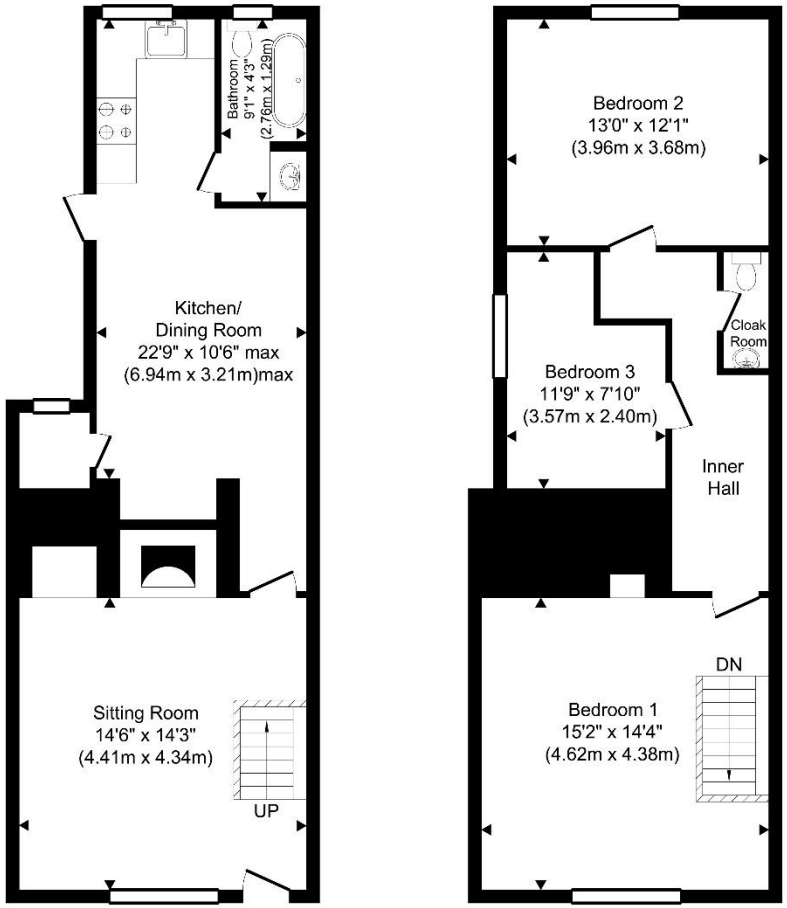
EPC RATING: Band E – A copy of the energy performance certificate is available on request.

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

COUNCIL TAX BAND: E.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
539.37 sq. ft.
(50.11 sq. m)

First Floor
Approximate Floor Area
578.45 sq. ft.
(53.74 sq. m)

TOTAL APPROX. FLOOR AREA 1117.94 SQ.FT. (103.86 SQ.M.)

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