



Pound Green, Cowlinge, Cambridgeshire, CB8 9QQ

MARK · EWIN
BURY ST EDMUNDS

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A beautiful, three-bedroom detached period cottage in the village of Cowlinge.

The property offers flexible and characterful accommodation to include an entrance hall, snug, sitting room with a feature brick fireplace, separate dining room and spacious kitchen/breakfast room. The kitchen offers a range of attractive wall and base level units with a butler sink and incorporates a built-in electric hob and eye level oven. The property also features a useful utility room and ground floor cloakroom.

Moving to the first floor, there are three good-sized bedrooms, the principal benefits from built-in wardrobes and an ensuite shower room. The modern family bathroom completes the accommodation on offer.

Outside, the front of the property is mainly laid to lawn hosting a variety of mature shrubs and trees. A large in and out driveway provides ample off-road parking for multiple vehicles and leads to the double garage. Towards the rear, the garden has been tastefully paved providing an ideal space for entertaining and minimal maintenance.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area but variable. (Source Ofcom)

Broadband: Standard & Superfast are available in this area. (Source Ofcom)

Services: Mains Electric, Water and Drainage. Heating via oil fired central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

From Bury St Edmunds proceed out of town on Parkway following the A143 signs towards Horringer. Follow the A143 and turn right at the signpost for Cowlinge. Continue along with road and onto Erratts Hill where the property can be found on the left hand side.

Location

Cowlinge is a lovely rural village served by a public house and is closely linked to the A143 which provides fast access to the historic market town of Bury St Edmunds, approximately 14 miles.

Accommodation:

Entrance Hall 7' 5" x 14' 3" (2.25m x 4.34m)

Hallway 14' 9" x 5' 11" (4.49m x 1.80m)

Snug 14' 5" x 10' 9" (4.39m x 3.27m)

Sitting Room 24' 11" x 13' 5" (7.59m x 4.10m)

Dining Room 11' 1" x 13' 5" (3.39m x 4.10m)

Kitchen/Breakfast Room 21' 7" x 17' 0" (6.59m x 5.17m)

WC/Utility Room 11' 1" x 8' 9" (3.39m x 2.67m)

Landing 9' 2" x 13' 5" (2.80m x 4.10m)

Bedroom 13' 11" x 17' 0" (4.25m x 5.18m)

Ensuite 7' 2" x 6' 6" (2.19m x 1.98m)

Bedroom 10' 4" x 17' 0" (3.14m x 5.18m)

Bedroom 7' 2" x 13' 7" (2.19m x 4.14m)

Bathroom 9' 7" x 10' 0" (2.93m x 3.06m)

Front & Rear Gardens

Driveway

Double Garage 21' 4" x 19' 9" (6.51m x 6.01m)

Additional Information:

Council Tax Band: F

EPC Rating:

Tenure: Freehold

Guide Price £750,000
Freehold





TOTAL: 1878 sq. ft, 175 m²
 FLOOR 1: 1201 sq. ft, 112 m², FLOOR 2: 677 sq. ft, 63 m²
 EXCLUDED AREAS: UNDERFINED: 40 sq. ft, 4 m², LOW CEILING: 154 sq. ft, 13 m², DOUBLE GARAGE: 381 sq. ft, 35 m²
 WALLS: 163 sq. ft, 16 m²

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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