

**FOR SALE**



**End Clay Cottage, Post Office Yard, Market Weston, IP22 2NX**

**2 Bedrooms, 1 Bathroom, Cottage**

**Offers In Region Of £325,000 FREEHOLD**

  
**MARTIN&CO**



- Chain Free
- 2 Double Bedrooms
- Re Fitted Utility Room & Cloakroom
- Ample Car Parking
- Oil Fired Central Heating
- Gardens
- Useful Outbuilding

Step into timeless charm with this beautifully refurbished end terrace period cottage, tucked away at the top of a private drive in the sought-after village of Market Weston. Bursting with character, this delightful home oozes period features, from exposed beams and leaded light windows to latch doors and a cosy wood burner-perfect for those autumn evenings. The re refurbished kitchen and bathroom blend modern convenience with heritage charm, while two spacious reception rooms offer flexibility for family life or entertaining. Outside, a good-sized garden offers space to relax and play, with a high-quality insulated outbuilding ideal for working from home, a personal gym, or creative studio. Enjoy views of the village church from the front and the peace of mind that comes with ample parking. The cottage sits in a tranquil spot, yet just a short stroll from the friendly village pub, and within easy reach of Bury St Edmunds, Diss and Thetford. Don't miss the chance to make this unique and characterful cottage your next home. Contact us today to book your viewing!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

#### THE ACCOMMODATION COMPRISES:

**ENTRANCE LOBBY:** 8' 01" x 5' 05" (2.46m x 1.65m)  
Window to side, quarry tiled floor, latched door to

**LIVING ROOM:** 16' 09" x 12' 03" (5.11m x 3.73m) 16' 09" x 13' 07" min (5.11m x 4.14m min) 12' 03" (5.11m x 3.73m)

Two leaded light windows to front, radiator, exposed ceiling beams, under stairs storage cupboard, wood burner with quarry tiled hearth and brick surround.





**KITCHEN – REFURBISHED:** 10' 02" x 7' 07" (3.1m x 2.31m) (max) Window to side, stainless steel inset drainer with mixer tap over, cupboard under, range of wall mounted units, oak work surfaces with units under, pull-out larder cupboard, space for cooker, cupboard for fridge, ceiling spot lights, ceramic tiled floor, enclosed stairs to first floor, open to -

**UTILITY: REFURBISHED:** 6' 04" x 6' 03" (1.93m x 1.91m) Window to side, wall mounted units with oak work surfaces, cupboard with washing machine, tumble dryer and combination boiler under, step up to –

**DINING ROOM:** 13' 08" x 12' 01" (4.17m x 3.68m) French doors with matching panel to garden, exposed ceiling beams, TV point, two radiators.

**BATHROOM – REFITTED:** Low level WC, pedestal wash hand basin, panelled bath with telephone style shower attachment, extractor fan, tiled splash backs, window to side, cupboard housing mirror.

**FIRST FLOOR LANDING:** Exposed floor boards and exposed beams, window to rear.

**CLOAKROOM – REFITTED:** Low level WC, wash hand basin, tiled splash back, exposed floor boards, extractor fan.

**BEDROOM ONE:** 12' 07" x 10' 05" (3.84m x 3.18m) Window to front, radiator, TV point, exposed floor boards, exposed beams, loft access.

**BEDROOM TWO:** 16' 04" x 8' 00" (4.98m x 2.44m) (max) Radiator, window to side, exposed beams.

**OUTSIDE:** The property is approached by gravel private road, leading to an area of car parking, with views towards the village church.

The rear garden has a patio and remainder of the garden is laid predominantly to lawn with established borders and two seating areas.

**OUT BUILDING:** 21' 00" x 8' 00" (6.4m x 2.44m) Two windows to front, part glazed door to side, power and light connected making this the perfect 'Working From Home' space or gym.

**ENERGY PERFORMANCE RATING E:** A full copy of the report is available upon request from the Sales Agent.

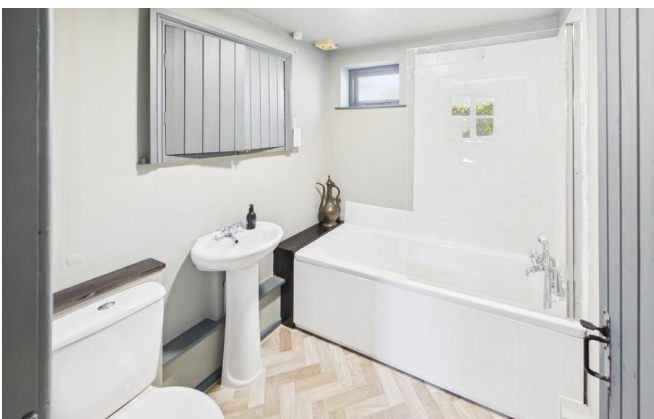
#### **ADDITIONAL INFORMATION:**

Council Tax Band:

Local Authority: West Suffolk

Mains water, and electricity connected

Vacant possession on completion



 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	<p>Approximate total area<sup>®</sup> 1025.47 ft<sup>2</sup></p> <p>Reduced headroom 46.67 ft<sup>2</sup></p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p>GIRAFFE360</p>

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**Accuracy:** References to the Tenure of a 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.