



Ivy Cottage Elmswell Road
Great Ashfield, Bury St Edmunds, IP31 3HQ
Guide Price £290,000

shires
residential

This charming three bedroom period cottage which is beautifully presented and has a wealth of character features, believed to have origins dating back to 1783. Located between two well served villages of Elmswell and Badwell Ash. The property has well laid out accommodation comprising entrance leading to sitting/dining room with a wood burning stove. Door into the Bespoke kitchen and lovely downstairs bathroom. To the first floor are three bedrooms as well as a study/music room. The property also benefits from off road parking and a lovely enclosed rear garden offering a great deal of privacy.

Entrance door opening into

ENTRANCE HALL

Stairs rising to the first floor. Door to large sitting/dining room.

SITTING/DINING ROOM

18'8 x 11'8 max overall narrowing to 8'6 (5.69m x 3.56m max overall narrowing to 2.59m)

A lovely feature of this room is the large exposed chimney breast with an inset wood burning stove. Exposed timbers. Double aspect window to front and side. Large storage cupboard under stairs in the dining room with light. Built in bench for sitting with useful storage compartments.

KITCHEN

11'6 x 7'8 (3.51m x 2.34m)

Window to rear aspect making this a lovely light room, overlooking the rear garden. Shaker style kitchen with a range of floor mounted units with an extensive wooden work top covering. Butler sink with mixer tap over. Integral half size dishwasher. Integral oven and four ring electric hob. Integral washer dryer (to remain). Built in cupboard housing the Grant floor mounted oil fired boiler. Opening into a rear porch.

REAR PORCH

Stable style door leading to the rear garden. Useful built in cupboards. Door to bathroom.

BATHROOM

Large frosted window to rear aspect. Suite comprising panelled bath with mains shower over and shower screen. Vanity unit with drawers and cupboards housing wash hand basin and low level flush WC. Airing cupboard housing the hot water cylinder. Wall mounted heated towel rail.

FIRST FLOOR LANDING

A good size landing. Exposed ceiling timbers. Wooden latch doors leading to the bedrooms.

BEDROOM ONE

11' x 9'5 (3.35m x 2.87m)

Window to front aspect. Part vaulted ceiling with exposed timbers. Wooden door with large wardrobe, very useful.

BEDROOM TWO

7'9 x 12'8 (2.36m x 3.86m)

Window to front aspect.





BEDROOM THREE

14' x 6' (4.27m x 1.83m)

A lovely large window overlooking the rear garden. Wooden latch door opening to a useful storage cupboard. Further wooden latch door leading to a study/music room.

STUDY/MUSIC ROOM

6'6 x 5'8 max overall narrowing to 3'7 (1.98m x 1.73m max overall narrowing to 1.09m)

Window to rear aspect overlooking the rear garden.

OUTSIDE

To the front there is a parking area and side gate leading to the rear garden. Good storage area to the side of the property. The remainder of the garden is mainly laid to lawn offering a good degree of privacy. Raised beds and borders, enclosed by wooden panel fencing.

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band C

Services:

Mains services are connected including water, electricity and drainage. Oil fired central heating

Tenure:

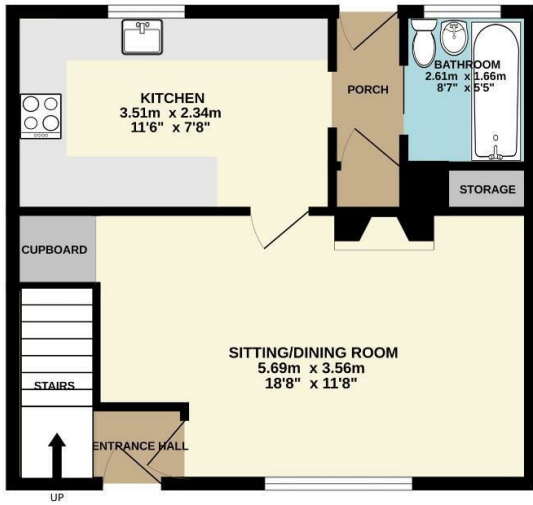
For sale FREEHOLD with vacant possession upon completion.

Anti Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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