



Bury Road, Bury St. Edmunds IP30 ONW  
£375,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://www.sjwarren.co.uk)



## The accommodation comprises

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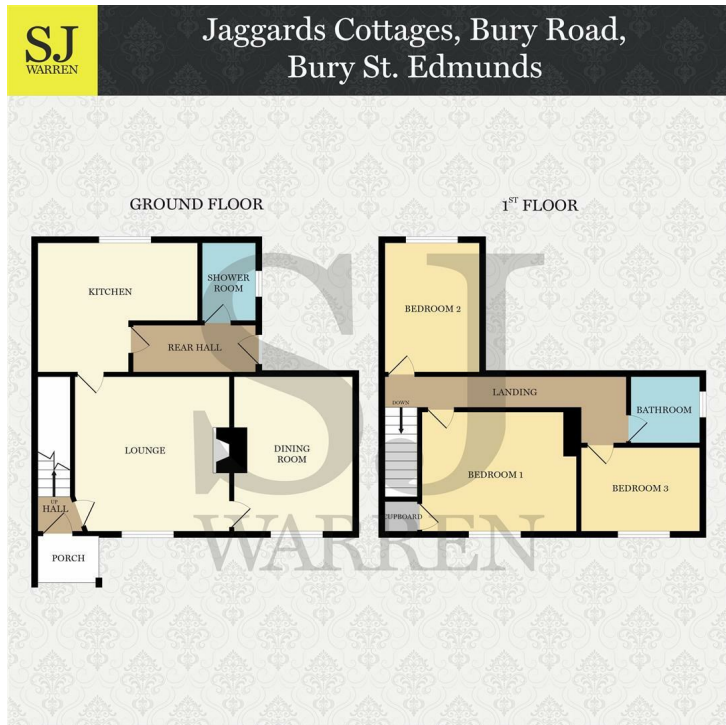
Recently featured on BBC 1's Escape To The Country- this beautifully presented Edwardian cottage is set in the sought-after village of Thorpe Morieux. The property is being offered for sale as the current owners are relocating abroad, creating a wonderful opportunity for a new owner to enjoy both the home and its special setting.

The cottage combines timeless character with a stylish finish throughout. The ground floor provides two inviting reception rooms, a well-appointed kitchen, and a modern shower room. On the first floor, three comfortable bedrooms are served by a family bathroom, all tastefully decorated and ready to move straight into.

Generous gardens to the front and rear frame the property beautifully, offering plenty of space for outdoor living, gardening, and entertaining. Two useful outbuildings/workshops add versatility, while off-road parking provides convenience.

Positioned in a peaceful rural location, surrounded by unspoilt Suffolk countryside, the cottage offers the perfect blend of village life and easy access to Bury St Edmunds and beyond.

One not to be missed- early viewing recommended.



#### Referrals

We work closely with a section of Trusted Local Solicitors/Conveyancers. This helps to provide for a smooth process from start to finish. Please note some (not all) pay us, The Agent, a Referral fee of up to £200. You however are under NO OBLIGATION to use any such recommendation.

#### Consumer Protection from Unfair Trading Regulations 2008.

S J Warren 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. 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 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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