



31 ROTHERAM ROAD

Bildeston



Suffolk



Chapman Sticks

# 31 ROTHERAM ROAD BILDESTON, SUFFOLK IP7 7TQ

A WELL PRESENTED TWO BEDROOM SEMI-DETACHED  
HOUSE, LOCATED AT THE END OF A QUIET CUL-DE-SAC  
WITH PARKING AND GARDENS

Hadleigh – 5 miles  
Ipswich – 14 miles  
Bury St Edmunds – 15 miles

- Entrance hall • Sitting room • Kitchen • Conservatory • 2 double bedrooms •  
• Bathroom • Off road parking • Gardens





### The Property

A welcoming entrance hall leads into the twin aspect sitting room, with windows to both sides allowing the room to fill with natural light. A double glazed door also leads directly onto the garden. The current owner has adapted the recess within the sitting room making it a useful office space. Leading off the hall is the kitchen which is fitted on two walls, providing worksurfaces, numerous base and eye level units, Bosch double oven and hob, integrated slimline dishwasher, plumbing for a washing machine and space for a fridge / freezer. The kitchen provides access into the conservatory with double doors opening onto a pleasant rear garden.



On the first floor a landing leads to two double bedrooms and a family bathroom, loft access and the airing cupboard which houses the air source heat pump (fitted in 2022). Bedroom one enjoys views over the rear garden, whilst bedroom two enjoys street views. The property has recently been tastefully decorated throughout and new carpets fitted.

Outside, the front of property offers parking for two cars and an outside store which houses the tumble dryer. The secluded rear garden is mainly laid to lawn bound by established trees and shrubs, a shed and also a sun terrace to the rear.

### Location

Rotherham Road is conveniently located in the village. Bildeston is a popular mid-Suffolk village approximately 5 miles from the market town of Hadleigh. The village is well served by a thriving Post Office/General Stores, Doctor's Surgery, Primary School, the acclaimed Bildeston Crown, pubs, and the nearby Hollow Trees Farm Shop.

### Services

Mains Water, Electricity connected.  
Air source heat pump (installed 2022).

### EPC Rating

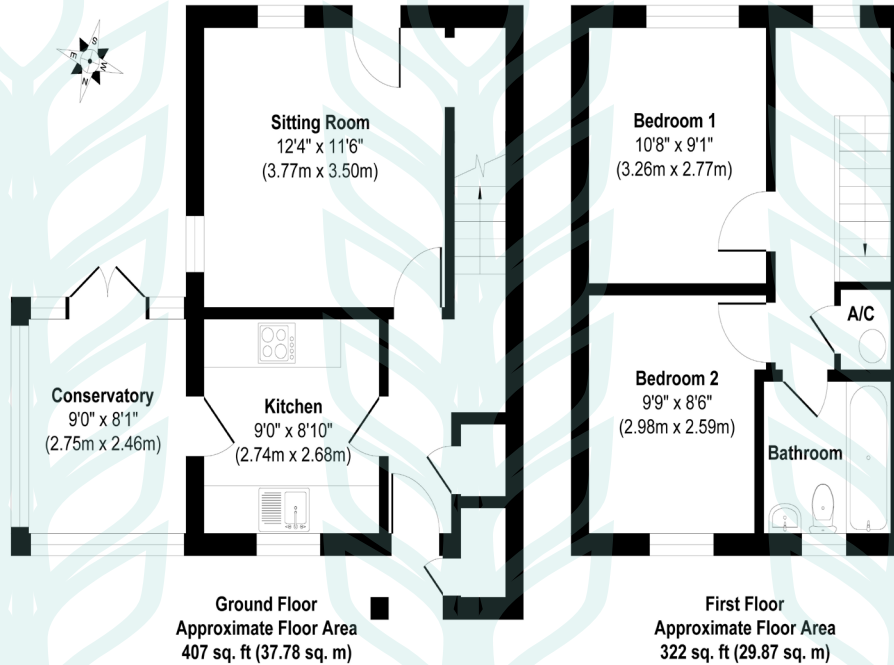
Current E(50). Potential C(77).

### Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.  
Band B.



31 Rottenham Road, Bildeston IP7 7TQ



Approx. Gross Internal Floor Area 729 sq. ft / 67.65 sq. m.

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### Chapman Stickels

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