



5 CAKEBRIDGE LANE

Chelworth | Suffolk



Chapman Sticks

5, CAKEBRIDGE LANE CHELSWORTH, SUFFOLK IP7 7JA

A WELL-PROPORTIONED THREE-BEDROOM HOUSE DISCREETLY
POSITIONED IN THIS WELL-REGARDED VILLAGE TOGETHER WITH
GARDENS AND GARAGE

Hadleigh - 6 miles

Lavenham - 4.5 miles

Ipswich - 15 miles

Bury St Edmunds - 16 miles

-
- Porch • Entrance hall • Cloakroom • Kitchen/breakfast room •
 - Sitting room • Landing • Two double bedrooms (with one ensuite) •
 - Single bedroom • Bathroom • Gardens • Outbuilding • Garage •





The Property

5 Cakebridge Lane forms part of a small residential development which was completed in the late 1970's. Number 5 is the end terrace of just four other properties, which are located on the northern edge of Chelsworth.

The accommodation is well-proportioned for a house of its type, comprising a full-width kitchen / dining room which is fitted on three walls with granite effect worksurfaces, numerous units and an induction hob with oven. The front sitting room provides a central mock fireplace and views over the front garden.



The first floor provides three bedrooms, all of which provide further pleasant views over the front and rear gardens, where the latter overlooks adjacent meadowland beyond the northern boundary. The main rear bedroom is served by an ensuite shower room.

Outside, the main garden is to the rear which is predominately laid to lawn with an outbuilding / store housing an oil-fired boiler. Pedestrian access to one side returns to the front, where the garage (in a block of 6) is located some 30 metres away.

Location

Chelsworth is recognised as one of Suffolk's most picturesque villages which is served by the popular pub the Chelsworth Peacock. A good range of local shops can be found at nearby Hadleigh, Lavenham, and Bildeston, with more extensive facilities at Sudbury and Ipswich – both of which are within easy reach.

Services

Mains electricity, water and drainage. Oil fired central heating.

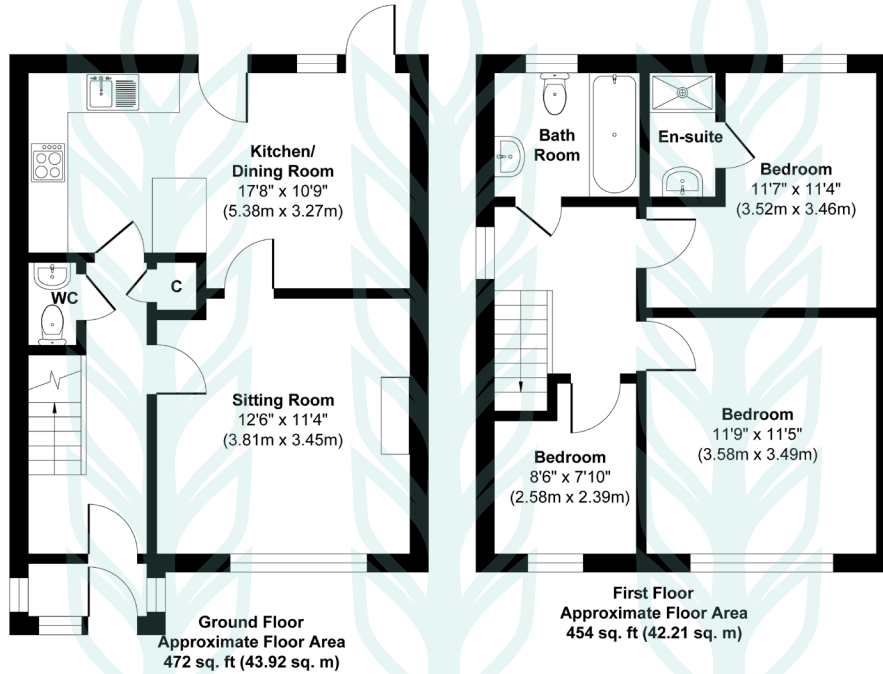
Local Authority and Council Tax Band
Babergh with Mid Suffolk District Council
Band B (2024)

EPC Rating

Current D (55). Potential C (80).



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