



Apple Tree Cottage, Lower Green, Denston

£375,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are please to present, this 'chocolate box', un-listed, character cottage, located in the fantastic village of Denston. Single storey cottage, with large garden, plenty of off road parking, garage and well proportioned workshop. The property has plenty of potential to extend (stpp), should new owner wish. Would also lend itself to use as a holiday cottage, or second home, and had previously been successfully rented out for a number of years, prior to the current vendors ownership. The garden is tiered and has fantastic potential to grow vegetables, or keep animals, should you wish, as well, as making the most of the fruit trees currently in place. Great access to the local Towns of Bury St Edmunds, Clare and Sudbury, which all offer a varied and extensive range of facilities, with Newmarket, Haverhill and Cambridge also easily accessible.

Ref LW0712





Reception Room

3.05m max x 5.77m max (10'0" x 18'11")

A cosy and welcoming room, with space for dining table and enjoying fabulous views over the garden, neighbouring countryside and fields. Brick built, working open fireplace with mantle and hearth. Exposed beams and large storage cupboard housing wall mounted boiler. Part glazed door through to;

Kitchen

2.72m x 3.84m (8'11" x 12'7")

A lovely bright room with built in wooden cupboards, complimented by an oak worksurface over, and large Belfast sink inset with mixer tap and separate drinking water tap over. Pantry open front shelving, providing plenty of storage. Wood effect flooring.

Utility Room / Bedroom 2

2.84m x 2.34m (9'3" x 7'8")

Fitted with a range of built in cupboards, shelving and drawers. Space and plumbing for washing machine with worksurface over. Wood effect flooring and window to side aspect. The room was previously a bedroom, but has recently changed use to a utility space.



Bathroom

1.69m x 1.27m (5'6" x 4'2")

Three piece suite comprising W/C, handbasin and bath with shower over. Wall mounted mirror with shaver point and light over. Part tiled walls, wood effect flooring and obscured window to front aspect.

Bedroom 1

2.99m x 3.98m (9'9" x 13'0")

A lovely double aspect room, with traditional latch and brace door and windows to both side and front aspects.

Outside

The garden space is a wonderful feature of this property, and is divided into separate areas. The top tier of garden is mainly laid to lawn, with fruit tree and bordered by mature hedging. The middle area, to the front of the cottage is again mainly laid to lawn, with paved patio, wooden storage shed, with pantile roof and coal bunker. There are mature beds and borders in this area of the garden and has mature trees and shrubs interspersed, as well as the wooden Summerhouse. To the front of the plot lies a shingled driveway providing parking for four vehicles and leading to the detached garage, which is a brick built building with double wooden doors and windows to both sides. Finally, there is a substantial workshop, which like the garage and summerhouse, is fitted with power and light.





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