



Broad Road, Cotton - IP14 4ND

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HYBRID ESTATE AGENTS



Broad Road

Cotton, Stowmarket

Situated with farmed fields just behind the home, this CHARACTERFUL COTTAGE has been SYMPATHETICALLY MODERNISED to create an attractive feel while still retaining its charm. With an OPEN PLAN living space comprising the sitting and dining rooms, with WOOD BURNER set within a red brick fireplace, and French doors from the dining room encapsulating the rolling views beyond perfectly. The adjacent side of the home offers a triple aspect kitchen with ample worktop space leading in to a UTILITY ROOM with further storage. The first floor landing offers potential to create a home work space while granting access to THREE DOUBLE BEDROOMS with all having use of the FAMILY BATHROOM SUITE, en-suite shower room to the main room and ground floor WC. The rear garden is FULLY ENCLOSED and offers a perfectly positioned patio seating area and sizeable timber shed, primed for conversion while OFF ROAD PARKING can be found to both the side and front of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Detached Cottage
- Sympathetically Modernised
- Backing On To Farmed Fields With Flawless Views
- Open Plan Sitting/Dining Room With Wood Burner
- Kitchen/Breakfast Room Leading To Utility Room
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Filly Enclosed Rear Garden & Ample Off Road Parking

Cotton is a desirable and popular village providing an excellent range of local facilities including public house, church, village hall, playing field, building merchants and garden centre. The village is situated adjacent to the well served village of Bacton, with its well regarded primary and middle schools, garage, public house and excellent local shop. Excellent access can be gained to the A14 dual carriageway linking the east coast ports, Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway. The nearby market town of Stowmarket provides a good range of local facilities and of particular note is the rail link to London's Liverpool Street station.



SETTING THE SCENE

The property can be found set back from the street with a mixture of shingle footing and brick weave driveway allowing for parking of multiple vehicles. Access to the property comes towards the rear of the home where timber panel fencing separates the garden from the parking space and a swinging timber gate allows access into the rear garden.

THE GRAND TOUR

Stepping into the main entrance lobby, the generous space allows for you to slip off coats and shoes before heading inside to the rest of the property, whilst offering additional storage areas and a freshly decorated two piece WC located under the stairs, with low level radiator. The kitchen sits towards the right hand side as you enter the home in the form of a 16' triple aspect living space where solid wood work surfaces extend out around a mixture of wall and base mounted storage units with tiled splashbacks extending out towards the rear garden with breakfast bar seating space. The tiled flooring allows for freedom of movement with ample space for freestanding appliances. Just off from the kitchen is a utility room with an extension of the work surfaces, additional inset chrome sink and storage space where the boiler can also be found. The main living area comes towards the adjacent side of the home in the form of an open plan living space laid with all solid wood flooring and attractively decorated to create a welcoming feel. The sitting room is the first space that you enter, with front facing double glazed windows and wall mounted radiator sat just below. The centrepiece of the room is a red brick fireplace housing a wood burner with timber mantel and tiled hearth whilst an opening allows free flowing movement into the dining room area, laid with the same wood effect flooring leaving ample room for a formal dining suite with French doors opening into the garden with stunning farm field views beyond.

The first floor landing again is an attractive space with part vaulted ceilings and velux window leaving ample room for additional storage or to be used as a potential reading nook or home office setup. To your left the three piece bathroom suite can be found with built in internal storage cupboard, complete with a part tiled surround and part vaulted ceiling, also featuring a wall mounted towel rail and tiled flooring. The first of the double bedrooms is also located just next door to this with carpeted flooring and views towards the front of the home. The space is used as an additional living area and accommodates a double bed with additional storage solutions. A larger double bedroom is found in the enchanted side of the property and captures stunning views beyond through a double glazed window. A large carpeted floor space leaves more than enough room for a double bed with additional soft furnishings, whilst wall to wall built in wardrobes can also be found. The main bedroom is also found on this side of the property, again with a part vaulted ceiling. This room too offers double built in wardrobes, with large open flooring suited for a potential choice of layouts with the added addition of an en-suite shower room, complete with corner shower unit, vanity storage and heated towel rail.

FIND US

Postcode : IP14 4ND

What3Words : ///certified.engraving.estate

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



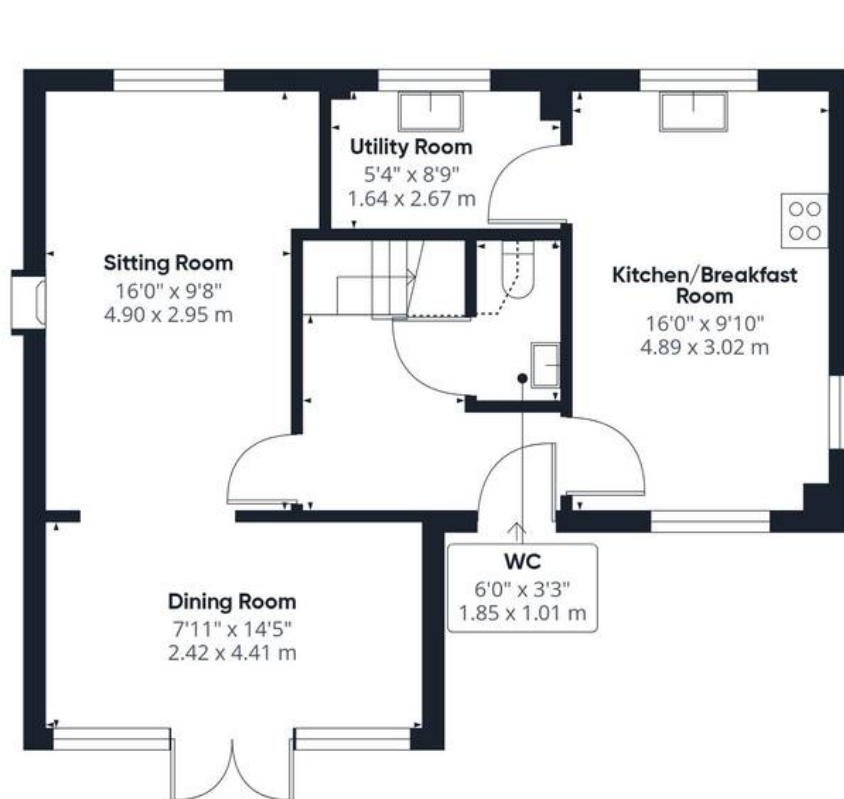




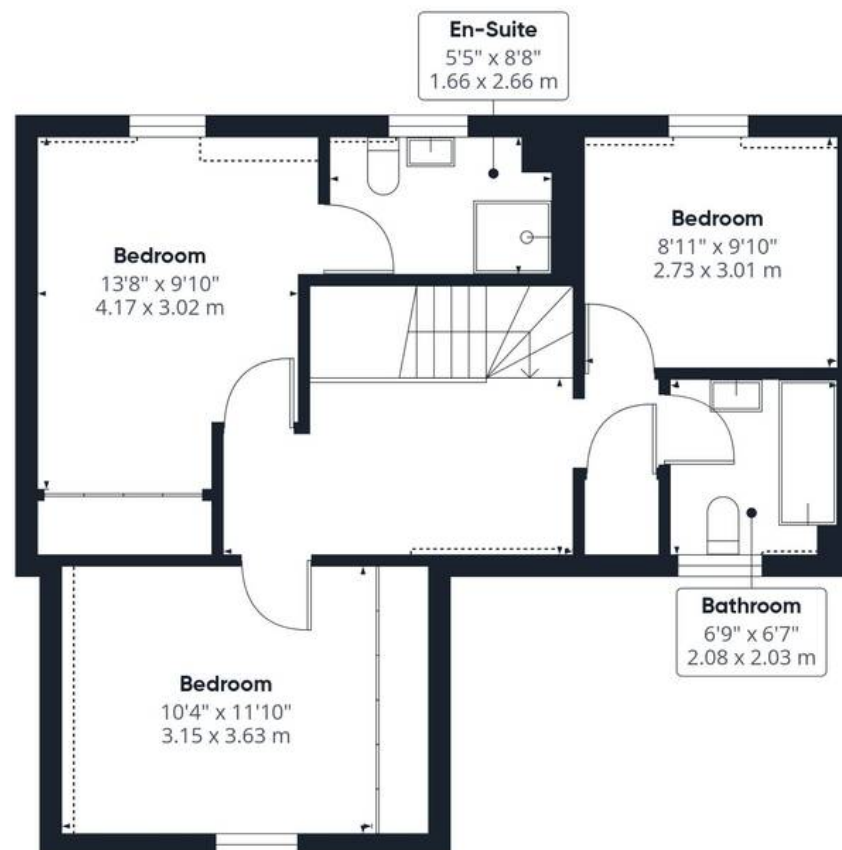
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and to the rear with a mixture of timber panel fencing, tall brick wall and low level chain fence, to enhance the views that sit behind this home. Initially a flagstone patio creates the ideal space to sit and enjoy with family and friends, whilst a lawned area reaches out beyond this with colourful planting borders and oil tank nestled to the side. The large timber shed offers the ideal workshop with the ability to potentially turn this into an external working area if desired.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1152 ft²

107.2 m²

Reduced headroom

28 ft²

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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