



6 Cakebridge Lane | Chelworth | Suffolk | IP7 7JA

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TOWN & VILLAGE
PROPERTIES

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6 Cakebridge Lane, Chelsworth, Suffolk, IP7 7JA

“A spacious & well-presented two double bedroom terraced house with well-maintained front & rear gardens & garage.”

Description

A rare opportunity to acquire a spacious and well-presented two double bedroom terraced house, situated in an enviable tucked away cul-de-sac location within a highly sought after village, and benefiting from well-maintained front and rear gardens as well as single garage en-bloc.

About the Area

Chelsworth is an extremely attractive small village nestled in unspoilt Brett Valley countryside with a vibrant active community and a sought-after location in which to live. The village has a wealth of period houses and is renowned for its annual Open Gardens which raises money for the local parish church. Under new ownership, The Peacock village inn is thriving and has recently won a food award. The village is well served by local shops at Monks Eleigh and Bildeston, the latter with a health centre, and nearby Semer, with its renowned farm shop. More extensive shopping is available at Hadleigh, some 5 miles distant. Sudbury is about 8 miles which has a branch line railway station connecting to London at Marks Tey. Main line trains are available at Colchester, 20 miles (Liverpool Street from 47 minutes) and Ipswich 14 miles (Liverpool Street from 57 minutes), and Manningtree, 15 miles (Liverpool Street from 55 minutes).

The accommodation in more detail comprises:

Porch

Covered space with double aspect windows to either side, terracotta tiled flooring and incorporating shelving. Door to:

Entrance Hall

Welcoming light and airy entrance with stairs rising to the first floor, door to under stairs cupboard and door to additional storage cupboard. Doors to:

Sitting/Dining Room Approx 23' 0" x 20' 0" (7.03m x 6.1m)

Open plan with window to front aspect, double doors to conservatory and incorporating dining space. Open plan to:

Kitchen Approx 9' 2" x 9' 0" (2.8m x 2.76m)

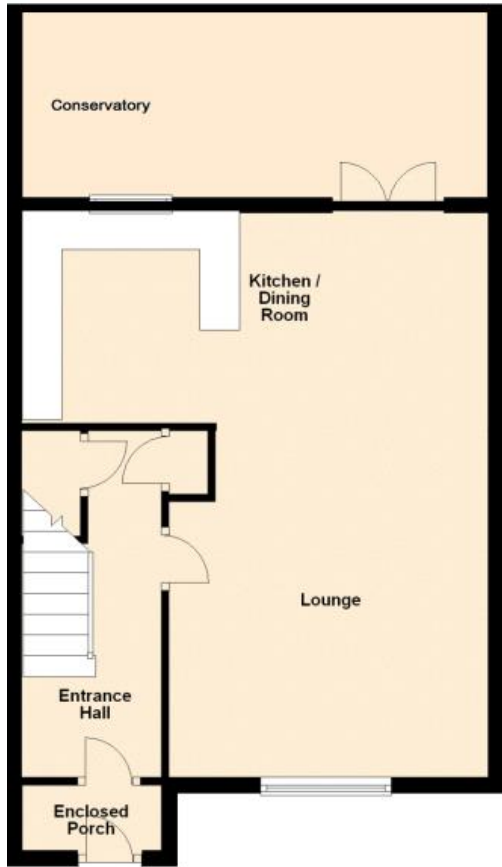
Fitted with a matching range of wall and base units and inset with stainless steel sink, drainer and chrome mixer tap. Integrated appliances include Smeg oven & four ring electric hob. Space for washing machine and fridge/freezer. Window looking through to Conservatory.

Conservatory Approx 18' 0" x 9' 10" (5.5m x 3m)

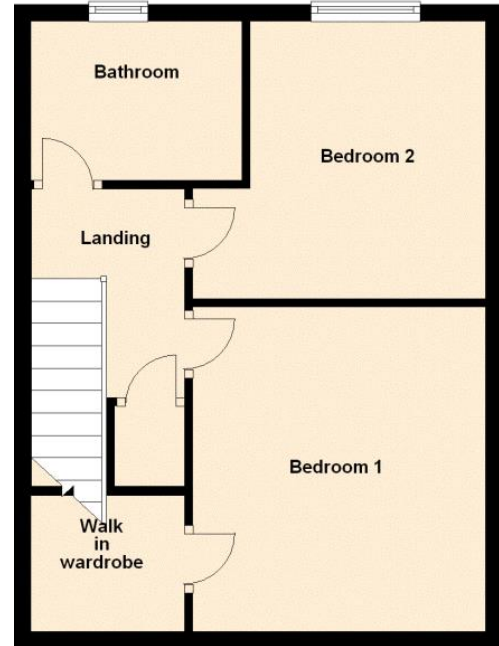
A more recent addition to the property, constructed on a brick plinth and benefiting from windows on three sides as well as French doors to the rear opening on to the terrace. Tiled flooring.



Ground Floor



First Floor



First Floor Landing

With access to loft, door to airing cupboard housing hot water cylinder and doors to:

Master Bedroom Approx 11' 8" x 11' 3" (3.57m x 3.45m)

Double room with window to front aspect and door to walk-in wardrobe, with extensive shelving and hanging space and with additional storage cupboard with shelving.

Bedroom Two Approx 11' 5" x 11' 3" (3.5m x 3.45m)

Double room with window to rear aspect. This room is currently used as a home office but is equally ideally suited as a bedroom.

Bathroom

White suite comprising WC, hand wash basin with storage under, panelled bath with shower attachment, heated towel rail, tiled walls, tiled flooring and frosted window to rear aspect.

Outside

The property is situated towards the end of a tucked away cul-de-sac and is accessed via a shared pathway, which in turn gives access the private and attractive front gardens, offering a pretty splash of colour. To the rear are delightful and well-maintained grounds, which are predominately lawned with a terrace abutting the rear of the property and a plethora of established, colourful flower and shrub borders. Boundaries are defined by fencing for the most part. Also incorporated within the plot is a brick outbuilding ideal for a variety of uses. A rear gate opens to a shared accessway, over which the other properties in the terrace also have

the benefit of. Parking is available on the street with no restrictions on a "first come, first served" basis, and there is also a garage en-bloc as part of the property, with up and over door.

Local Authority

Babergh Council

Council Tax – B

Services

Mains water, drainage and electricity. Oil fired heating.



Disclaimer

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Energy performance certificate (EPC)

6 Cake Bridge Lane Chelworth IPSWICH IP7 7JA	Energy rating D	Valid until: 30 June 2034
		Certificate number: 5634-7523-5300-0249-9206

Property type: Mid-terrace house
Total floor area: 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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