



Spring Road, Bardwell

Sheridans



Spring Road, Bardwell IP31 1AB

Guide Price £375,000

Detached 3 bedroom period cottage providing a deceptive level of accommodation situated in the heart of the popular village of Bardwell.

Understood to have been built in the 19th century of brick and clay lump construction beneath a slate roof, this charming detached cottage retains many original features coupled with spacious accommodation and south west facing gardens. The cottage is situated within easy reach of the local village facilities and the accommodation currently in brief comprises a generous entrance hall with stairs off to first floor and door to a cloakroom. The spacious dual aspect sitting room has exposed studwork, red brick fireplace with woodburner and French doors to the large conservatory, enjoying views of the gardens and currently used as a dining room. The dining room/family room is a versatile reception also ideal as a spacious study with fireplace, window to front and door to the kitchen. The kitchen is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath wooden preparation surfaces with space for oven. From the kitchen also leads through to the conservatory completing the ground floor accommodation.



On the first floor are three bedrooms and a family bathroom with corner bath and separate shower enclosure.

Outside

To the front are small areas of garden and to the side is an adjoining garage with door to rear. The south west facing rear garden is enclosed by fencing with gate to side and mostly laid to lawn.

Location

Bardwell is a thriving village and has a windmill, bakery, two pubs and a parish church. The village is situated approximately 10 miles from Bury St Edmunds and provides excellent access to the A14 dual carriageway, linking Stowmarket (with its main line rail link to London), Newmarket, Cambridge and London via the M11 motorway. The nearby village of Ixworth offers a good range of local facilities including doctor's surgery, retirement home, shops, restaurant, post office, church, two village pubs, and primary and secondary schools. Stanton, also 1 mile distant, offers a good range of local amenities.

Directions

When proceeding through Bardwell from the direction of Ixworth, continue to the village green



- Detached 19th century cottage in the heart of well served village
- South west facing enclosed rear garden
- Garage
- Period features
- Spacious sitting room with fireplace and woodburner
- Dining room/family room
- Fitted kitchen
- Conservatory
- Three bedrooms
- First floor family bathroom

and Dun Cow pub, where the cottage will be found further on the left.

what3words:///bunkers.suiting.acre

Services

All mains services are connected. Gas fired radiator central heating. Council Tax - West Suffolk Band D.

Broadband speed: Up to 80 mbps available (Source Ofcom)

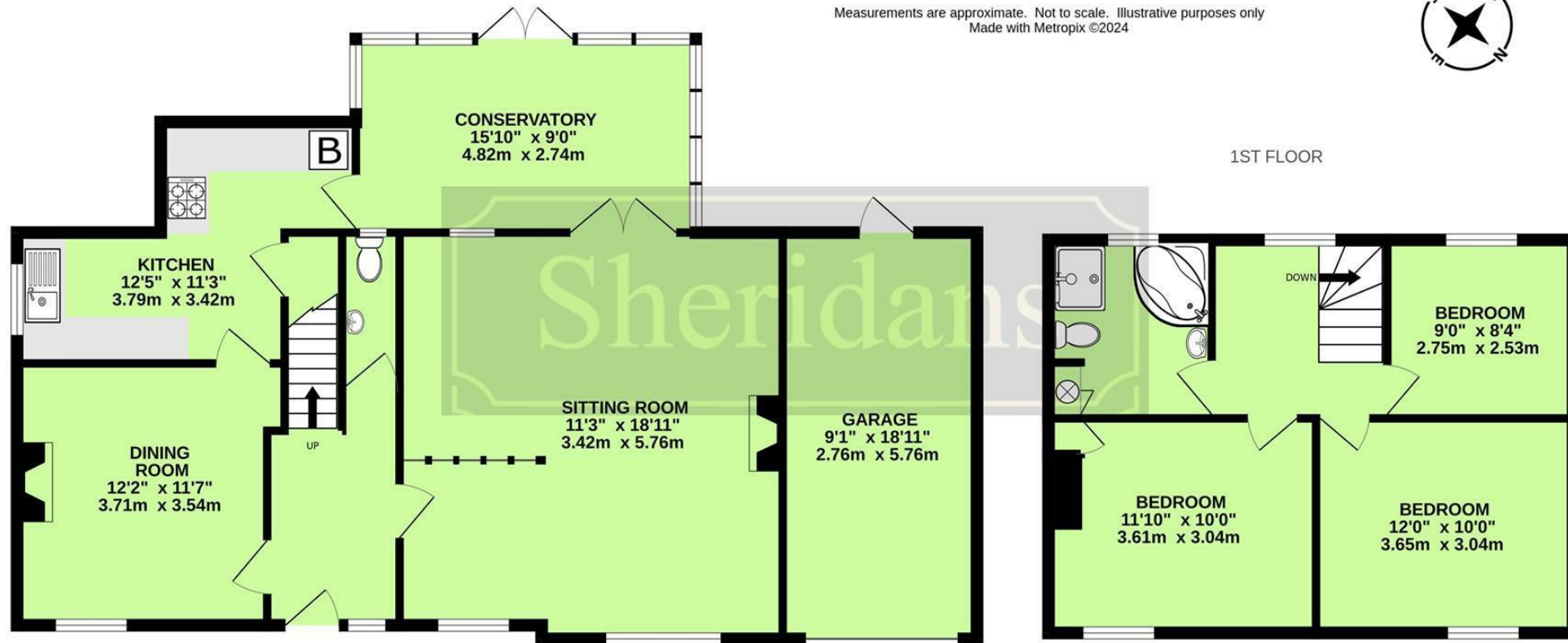
Mobile phone signal for: EE and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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