



2 CHURCH COTTAGES
CHURCH ROAD, WILBY, IP21 5LE



A charming and characterful semi-detached cottage that is very well-presented and has a delightful established garden

The property is a charming and characterful semi-detached cottage in a discreet position within the popular village of Wilby with views to the front overlooking the church. The property is very well-presented throughout. Whilst there is an official front door as the parking is to the rear, it is this accessed that is used predominantly.

On the ground floor is a spacious kitchen/dining room fitted with a comprehensive range of painted shaker style wall and base units. Off here is a useful utility room. There is a rear lobby with the main door to outside and door to the bathroom with freestanding roll-top bath. On the other side of the ground floor is a sitting room with woodburning stove. To the rear is a further room that the vendors use as a study but could be bedroom 3. On the first floor are two double bedrooms with views to the church and one has a walk-in wardrobe.

The property is approached from the road via a shared gravel drive leading to the two parking spaces. A gate leads into the delightful garden which is filled with an array of mature shrubs and trees. There is

a terrace for alfresco entertaining and a meandering path to the house. It provides a delightful setting for the property. Adjacent to the parking spaces is a shared fenced area housing the oil tank and bins. To the front of the house is an established fruit tree and picket fence. There is a gate leading to a path providing access to the village.

LOCATION

Wilby is a small village with many amenities and a popular village hall. It is approx. 1.25 miles from Stradbroke which has many of its own amenities including local stores, several public houses, post office, bakers, butchers and a church together with schools up to GCSE level and a local leisure centre with a swimming pool.

SERVICES

Mains electricity and water. Oil fired central heating. Shared Septic Tank. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Mid Suffolk District Council and Tax Band C



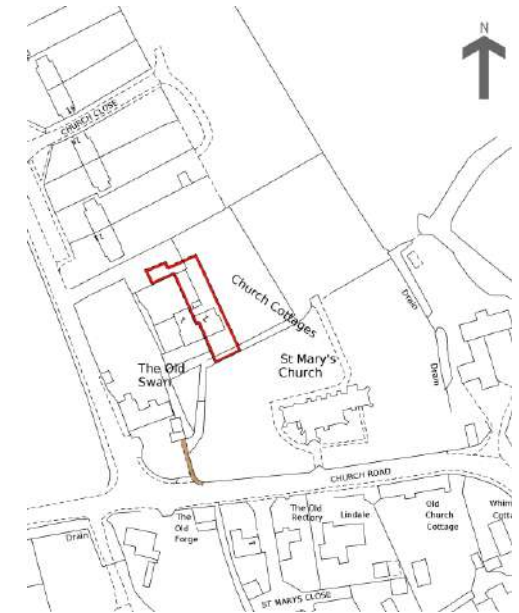
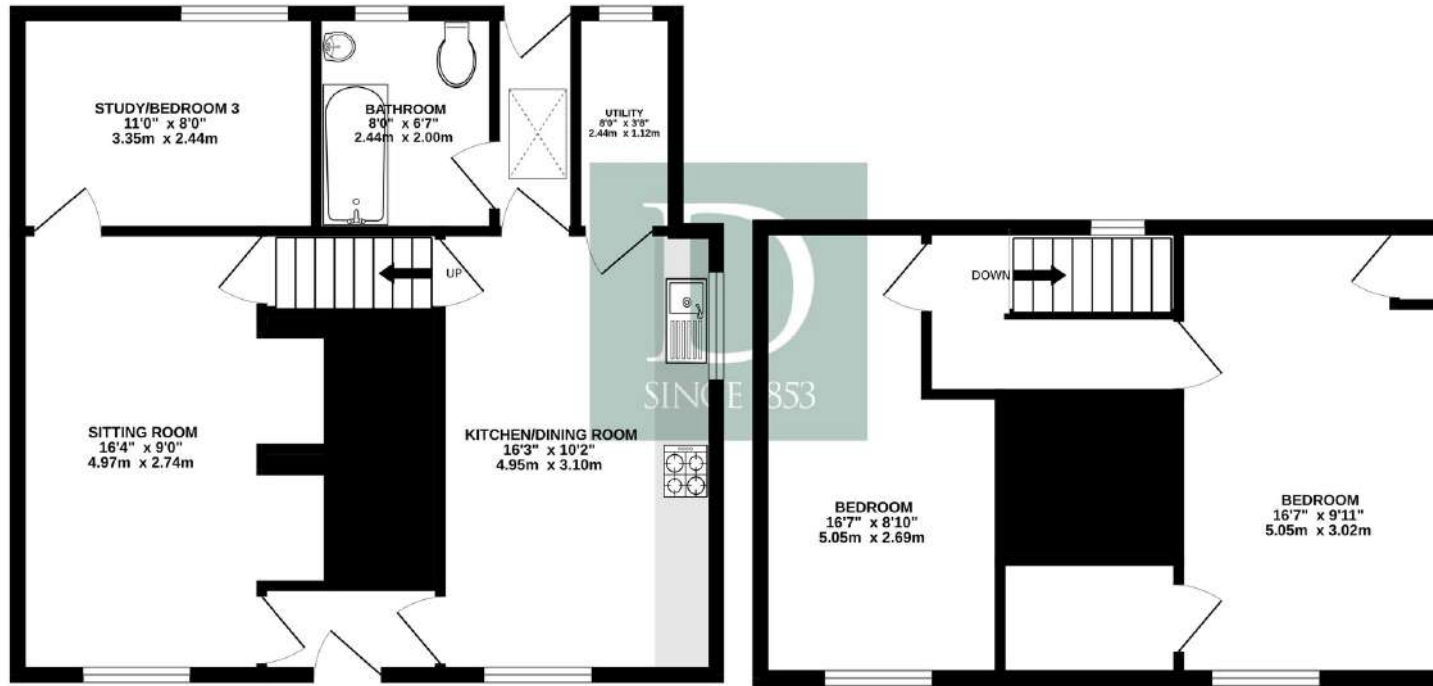


FLOOR PLAN

LOCATION MAP

GROUND FLOOR
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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