



MIDDLE COTTAGE
CHURCH ROAD, MARKET WESTON, IP22 2NX



A charming period mid-terrace cottage situated in a delightful location within the well-regarded village of Market Weston.

Upon opening the front door and stepping into the sitting room, you are immediately welcomed by a wealth of character, including an inglenook fireplace with an old bread oven to one side, exposed timbers and studwork and a double aspect. An opening leads through to the dining room, where stairs rise to the first floor, a window overlooks the rear aspect and a door provides access to the rear garden. A lovely feature is the remnant of an old mullion window. An opening leads through to the kitchen, which offers a range of base units, wooden worktops, a butler sink, oven and hob, space with plumbing for a washing machine and refrigerator with window to the front aspect. On the first floor is a large landing/ bedroom, which features exposed timbers and floorboards, double aspect to the front and rear and an opening leading to a hallway. From this hallway, wooden latch doors provide access to the bathroom and the main bedroom. The bathroom has exposed floorboards and a chimney breast. The main bedroom boasts an inglenook fireplace, exposed timbers and floorboards and a window to the

front aspect offering open countryside views and views of the village church.

Outside a shared driveway, leading from Church Road, provides access to the property with parking area for two to three vehicles. The delightful rear garden includes a paved terrace, lawn, shingle area and a large double shed.

LOCATION

The attractive small village of Market Weston lies alongside the B1111 in the north part of West Suffolk. There is a small Village Hall in the centre of the village together with a large village green covering two and a half acres with a circular path and wildlife areas. Market Weston Fen, owned by Suffolk Wildlife Trust, is situated on the edge of the village and is renowned for its wildlife. Diss is just under 10 miles distant, offering excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).



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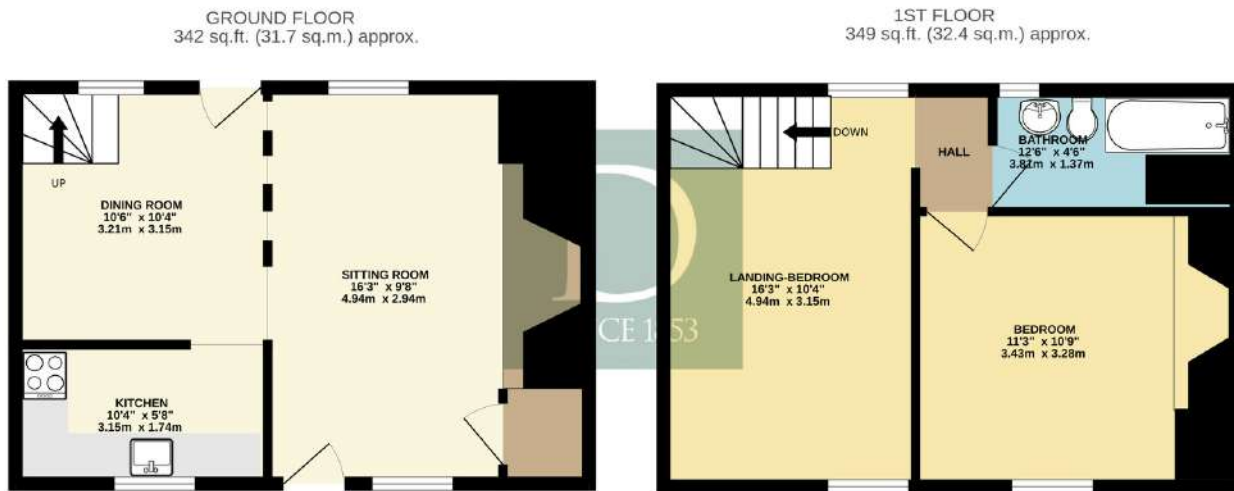
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FLOOR PLAN



TOTAL FLOOR AREA: 691 sq.ft. (64.2 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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SERVICES

Electric storage heaters. Mains electricity, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

West Suffolk District Council
Council Tax Band B

ENERGY PERFORMANCE

TBC

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

VIEW FROM CHURCH ROAD



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