



Batt Hall, Kitchen Hill, Bulmer, Sudbury CO10 7EZ

welcome to

Batt Hall Kitchen Hill, Bulmer, Sudbury

A beautiful period cottage set in a highly regarded location with stunning countryside views, This two double bedroom home offers well presented accommodation over three floors and is enhanced with a 100 foot south facing rear garden, garage/workshop and parking.



Entrance Porch

Front door. Window to side aspect. Stable door leading to:-

Lounge

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to front aspect. Understairs cupboard. Stairs rising to first floor. Radiator. Door leading to:-

Kitchen / Breakfast Room

11' 10" x 8' 1" (3.61m x 2.46m)

Double glazed window to rear aspect and double glazed french doors leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances.

Landing

Stairs rising to bedroom one. Doors leading to bathroom and bedroom two.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

Double glazed window to front aspect with field views. Double glazed window to rear aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Cupboard housing central heating boiler. Storage cupboard.

Second Floor

Bedroom One

12' 3" x 11' 1" max (3.73m x 3.38m max)

Double glazed window to front aspect with far reaching views. Double glazed window to rear aspect with views over the garden and beyond.

Rear Garden

the rear garden commences with a decked seating area with the remainder being predominantly laid to lawn with a gate leading to the garage and parking. Gravelled driveway in front of the garage.

Garage

20' 10" x 12' 6" (6.35m x 3.81m)

Double doors. window to rear aspect. Door leading to garden.



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welcome to

Batt Hall, Kitchen Hill, Bulmer Sudbury

- Two double bedrooms
- Beautiful countryside views
- Garage/Workshop
- Parking
- Lounge and kitchen breakfast room

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111105 - 0003

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