

BUCKS

PROPERTY AGENTS



Winns Cottage Birds Green, Rattlesden, Bury St. Edmunds, IP30 0RT

Asking Price £275,000

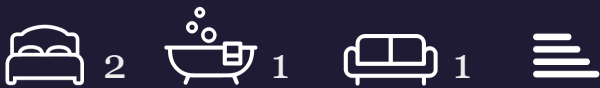
- Grade II Listed Thatched Cottage
- Downstairs Bathroom
- Electric Heating
- Sought After Village
- Private Rear Garden
- Two Bedrooms
- Original Features
- Quiet Location
- Off Road Parking

Winns Cottage Birds Green, Bury St. Edmunds IP30 0RT

Nestled in the charming village of Birds Green, Rattlesden, Bury St. Edmunds, this delightful semi-detached cottage is a true gem waiting to be discovered. As you step inside, you are greeted by the warmth of the original features that give this property its character and charm.

The cottage boasts a cosy reception room, perfect for relaxing with loved ones or hosting guests. With two inviting bedrooms, there is ample space for a small family or those seeking a peaceful retreat in the countryside.

One of the standout features of this property is its picturesque thatched roof, adding to its quintessential English charm. Conveniently, there is parking available for one vehicle, ensuring that you can come and go with ease. The village location provides a tranquil setting, perfect for those looking to escape the hustle and bustle of city life with the historic town of Bury St Edmunds only 11 miles away offering a variety of amenities and transport links. Don't miss the opportunity to make this charming cottage your own and book a viewing with us today.



Council Tax Band: B



Hallway:

With window to side, original beams, stairs to first floor and night storage heater.

Sitting Room:

13'5 x 13'0

With window to front, feature brick fireplace with bressummer beam and wood burner inset and exposed beams.

Bathroom:

With window to side, "P" bath with shower over, pedestal basin, low level WC, wall hung heater, heated towel rail, fully tiled walls and floor. Airing cupboard that houses the hot water tank.

Kitchen:

12'7 x 10'2

With two windows to rear, range of storage units, ceramic sink and drainer, worktops and tiled splashbacks. Electric oven at eye level, gas hob with extractor hood and fan, plumbing for washing machine, tiled floor and night storage heater.

LANDING

Bedroom One:

14'0 x 13'0

With window to front, original floorboards, exposed beams and chimney breast. Night storage heater.

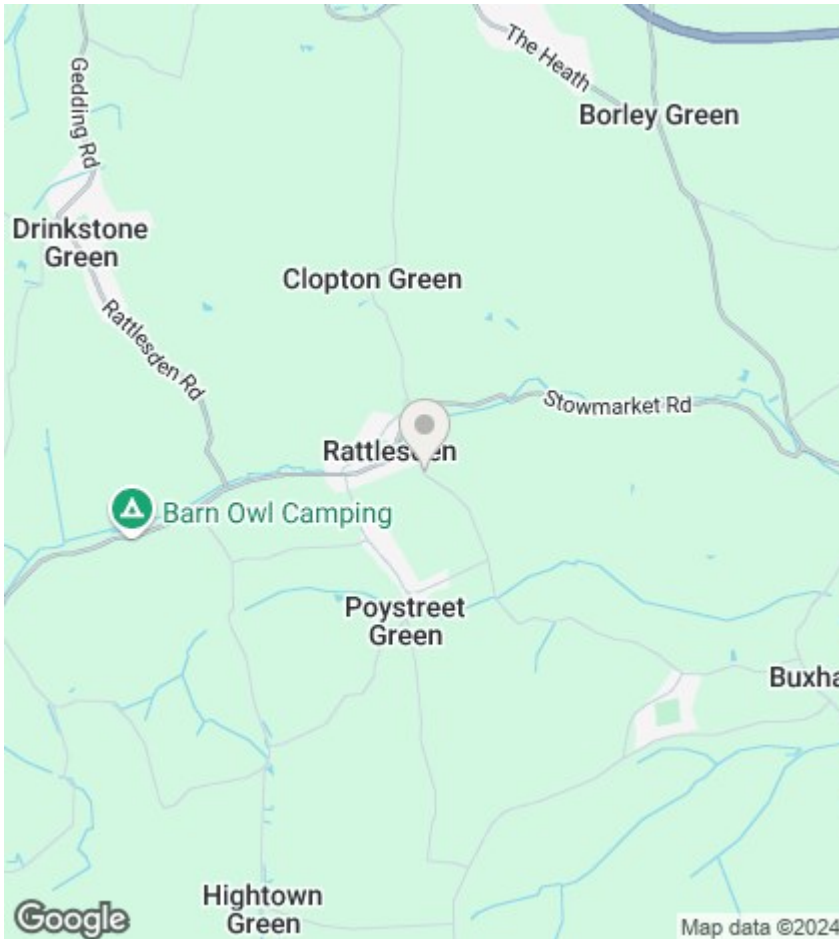
Bedroom Two:

8'6 x 5'5

With window to side, built in storage, exposed beams, night storage heater and loft access.

Outside:

To the front of the property is a raised decorative brick planter with shrubs. A driveway to the side of the property provides one off road parking space leading to the front door and the rear courtyard style garden that comprises of paving stones, shrub borders, decorative shingle, useful brick outbuilding with power and light connected and is fenced and walled all around for privacy and seclusion.



Directions

Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Lower Rd Turn left onto Stowmarket Rd Continue onto Lower Rd Turn left onto Birds Grn Destination will be on the right

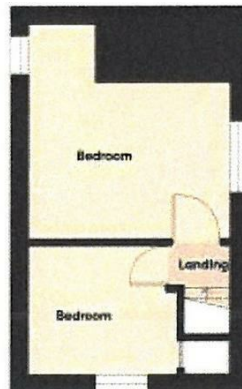
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:



Ground Floor



Floor 1