

DAVID
BURR

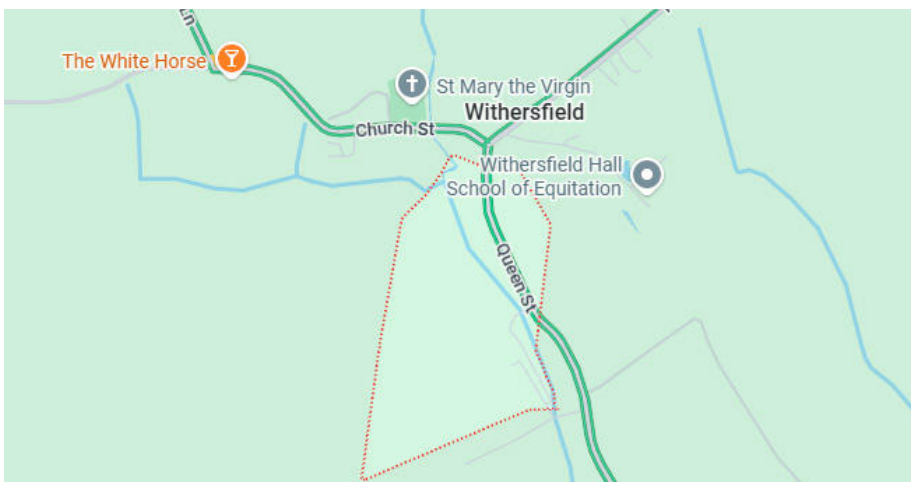


3 Queen Street
Withersfield, Suffolk

3 Queen Street

Withersfield, Haverhill, Suffolk CB9 7RU

A charming two bedroom character cottage situated in a quiet location within this charming Suffolk village. The property enjoys generous front and rear gardens and a range of original character features.



- Two bedroom character cottage
- Original character features
- Off-road parking space
- Stylish kitchen and bathroom
- Generous front and rear gardens

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

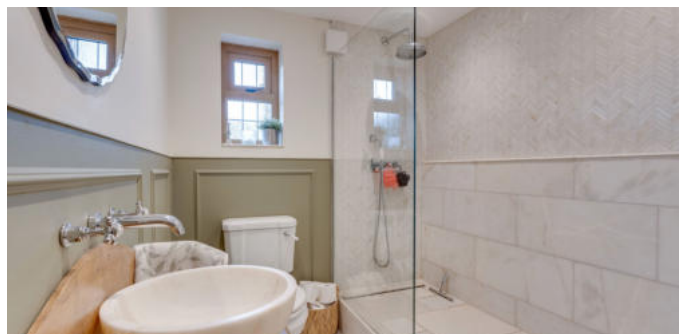
ENTRANCE via entrance porch into SITTING ROOM with brick tile flooring and log burning stove set within the chimney, outlook to the front and original door through to the DINING AREA with herringbone flooring and staircase leading to the first floor with storage cupboard underneath. An opening leads through to the KITCHEN comprising a range of wall and base units over Silestone worktop with Butler sink inset. Integrated appliances include a SMEG electric oven and four ring induction hob and under counter fridge. Door leading out. SHOWER ROOM stylishly fitted comprising a large walk-in double shower with vanity sink unit, WC, airing cupboard, part-panelled walls and tiled floor.

FIRST FLOOR

On the first floor there are TWO generous double BEDROOMS both with built-in storage.

EXTERIOR

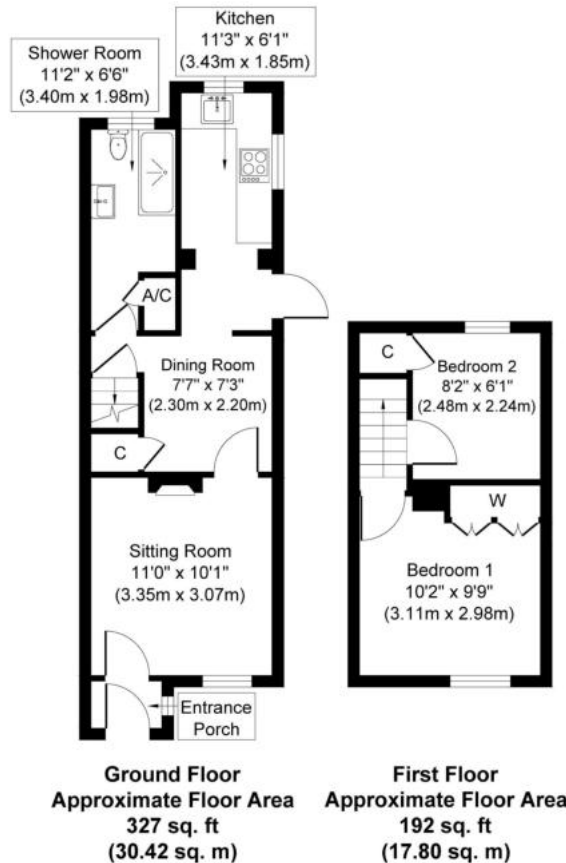
The property enjoys an off-road parking space to the front with a generous front garden, mainly laid to lawn with pathway leading to the front door. The rear garden features a pathway leading to an area of traditionally lawned rear garden, ideal for Alfresco entertaining.



DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Withersfield, Suffolk

Withersfield is a charming village located about 2 miles north of the A1307, near the borders of Suffolk, Essex, and Cambridgeshire. It is well placed for access to Cambridge (19 miles), Bury St Edmunds, and the historic market town of Saffron Walden, which is approximately 12 miles to the southwest. The village offers a mix of period and modern properties, along with local amenities including a traditional church and public house. A wider range of facilities is available in Saffron Walden and Cambridge, which also offers excellent cultural and recreational opportunities. Withersfield is around 14 miles from the M11, and there are direct rail services to London Liverpool Street from nearby stations at Whittlesford, Great Chesterford, and Audley End.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Electric heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: B. £1,744.56 per annum.

PROPERTY POSTCODE: CB9 7RU.

EPC: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1800 mpbs download, up to 220 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: No restrictions or covenants in place. There is an exchange of land which is recorded with HMLR, please ask us for further details.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract

Scan QR code for online details





Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare
01787 277811
clare@davidburr.co.uk

Long Melford
01787 883144
melford@davidburr.co.uk

London SW1
0207 839 0888
london@davidburr.co.uk

davidburr.co.uk