



1 Vicarage Farm Cottages
Kirtling, Suffolk CB8 9WA
Offers In Excess Of £500,000

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1 Vicarage Farm Cottages, Kirtling, Suffolk CB8 9WA

A superbly presented semi-detached family home, offered for sale with NO ONWARD CHAIN, located within this rural location and enjoying some delightful views to the front overlooking paddock land and rolling countryside.

This beautiful property offers light and airy rooms throughout and boasts sizeable living space measuring around 1550 sq ft. Accommodation comprising an entrance hall/utility room, study/playroom, kitchen/dining room, sitting room, cloakroom, three double bedrooms (with en-suite to the master bedroom) and a family bathroom. Benefiting from double glazing.

Externally the property offers mature gardens to the front with stunning views overlooking paddock lane, hard standing to the rear, oil tank, garage/stabling to the rear.

Viewing is highly recommended to appreciate.

Council Tax Band D (East Cambs)
EPC (D)

Accommodation Details

Entrance Hall/Utility Room

Space for washing machine and tumble dryer, built-in cupboard, stainless steel sink with drainer, tiled flooring, door to cloakroom, further doors leading through to:

Cloakroom

Fitted with low level WC and hand wash basin, radiator, obscured window to the rear aspect.

Study/Playroom

3.35m x 2.57m (11'0 x 8'5)

With window to the side aspect, radiator, tiled floor, French doors opening out onto the garden.

Kitchen/Dining Room/Family Room

6.27m x 4.29m (20'7 x 14'1)

The kitchen is fitted with a range of modern wall mounted, full length and base storage units with working top surfaces over, breakfast bar, one and a half bowl stainless steel sink with drainer and washer tap, built in eye level double oven, 5 ring hob with extractor hood above and glass splashback, integrated dishwasher, space for freestanding fridge freezer, storage cupboard, ample space for dining table and chairs, tiled flooring, radiator, windows to the both front and rear aspects.

Sitting Room

7.37m x 5.03m (24'2 x 16'6)

Feature open fireplace with log burning stove, granite hearth and timber beam mantel, fitted storage cupboards and alcove shelving, TV aerial connection point, staircase rising to first floor with under stair storage cupboard, door to large storage cupboard, wood flooring, radiator, large bay window to the front aspect overlooking the garden, further window to the rear aspect.

FIRST FLOOR

Landing

Access to loft space, airing cupboard with linen shelves, window to the rear aspect, doors to:

Master Bedroom

4.29m x 2.72m (14'1 x 8'11)

Built-in wardrobes with full length mirrored sliding doors, radiator, window to the front aspect, door to:

Ensuite

Four piece suite comprising of low level WC, hand wash basin, bath with shower attachment and

quadrant walk in shower with glass screen enclosure, part tiled walls, wood effect flooring, chrome heated towel rail, obscured window to the front aspect.

Bedroom 2

4.29m x 2.69m (14'1 x 8'10)

With dual aspect windows to the side and rear, radiator.

Bedroom 3

2.92m x 2.72m (9'7 x 8'11)

With window to the front aspect, radiator.

Bathroom

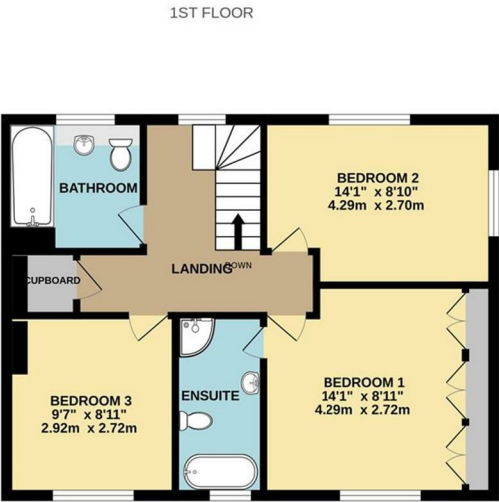
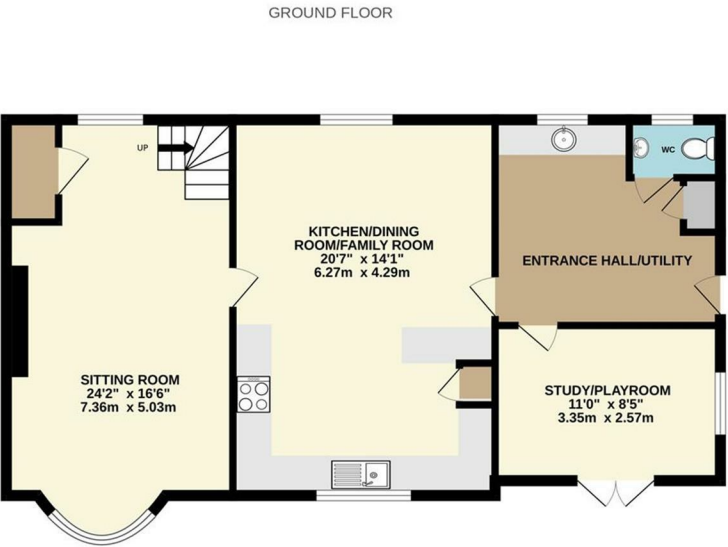
Suite comprising low level WC, pedestal hand wash basin and bath with shower attachment over and glass screen enclosure, tiled walls, wood effect flooring, chrome heated towel rail, obscured window to the rear aspect.

Outside - Front

Approached via a tree lined driveway shared with the adjoining properties, a pair of wooden gates lead to a hard standing parking area for several cars, former stable and a single garage located to the rear, sensor lighting.

Outside - Rear

The south facing garden is laid to lawn with shrub beds, paved terrace, outside lighting, water tap, close boarded wooden fencing and post and rail fencing.



TOTAL FLOOR AREA : 1539sq.ft. (143.0 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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