



Hill View, Lidgate CB8 9PY

Guide Price £425,000

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A delightful semi detached home set on a large plot with countryside views in a cul-de-sac location in the highly regarded village of Lidgate.

The accommodation comprises of an open plan living room/diner, kitchen, three first floor bedrooms and a bathroom and an additional master bedroom in the converted loft space that offers views over open countryside. There is also an annexe providing an additional bedroom with ensuite, which would also make a good home office.

Externally, there is a large driveway and frontage providing off road parking for several cars. The rear garden is very established and well stocked and has a large traditional barn that provides storage and also the opportunity to develop further.

Location

Lidgate is a quaint village known for its peaceful countryside charm. It features historic architecture, including the remnants of a Norman castle and the medieval St. Mary's Church. Surrounded by rolling fields and woodlands, Lidgate offers a serene rural setting, with a close-knit community and scenic walks, making it a quiet retreat steeped in history.

Entrance Hall

Spacious entrance hall with doors leading to kitchen, dining room and sitting room. Stairs leading to first floor.

Kitchen 12'2" x 8'9" (3.72m x 2.68m)

Country style kitchen with a range of base level storage cupboards with wooden worktop over. Butler sink with taps over. Space and connection of range style cooked with stainless steel splashback. Space and plumbing for washing machine. Space for American style fridge/freezer. Exposed wooden flooring. Dual aspect windows. Understairs storage. Doors leading to inner hall and entrance hall.

L-Shaped Living/Dining Room 8'3" x 11'10" 9'3" x 15'7" (2.54m x 3.63m 2.82m x 4.75m)

Spacious, light living/dining room with wooden flooring throughout. Feature fireplace with inset wooden beam mantel and brick hearth. Large bay window to front aspect. Dual windows to rear aspect. Doors to entrance hall from both living and dining area.

Inner Hall

Doors leading to kitchen, annexe and rear garden.

Annexe 9'4" x 11'7" (2.85m x 3.54m)

Spacious room with vaulted ceiling with exposed beams. Dual windows to side aspect. LVT wood flooring. French doors to rear garden. Doors to en suite and inner hallway.

En Suite

Modern white suite comprising low level W.C. and wall mounted hand basin. Generous, attractively tiled walk-in shower. Ladder radiator. Tiled flooring. Obscured window.

Landing

Generous landing with doors leading to three bedrooms and bathroom. Stairs leading to ground floor and second floor. Window to rear aspect.

Bedroom 1 8'8" x 11'10" (2.65m x 3.62m)

Spacious double bedroom with wooden flooring. Dual windows to rear aspect. Radiator. Door to landing.

Bedroom 2 9'2" x 8'11" (2.80m x 2.74m)

Generous bedroom with wooden flooring. Window to front aspect. Door to landing.

Bedroom 3 9'11" x 10'1" (3.03m x 3.08m)

Double bedroom with wooden flooring. Radiator. Window to front aspect. Door to landing.

Bathroom

Modern white suite comprising low level W.C., wall mounted hand basin and panelled bath with chrome taps over and wall mounted shower. Tiled to wet areas.

Vinyl flooring. Obscured window. Door leading to landing.

2nd Landing

Stairs to first floor.

Bedroom 4 8'11" x 23'8" (2.72m x 7.23m)

Double bedroom with vaulted ceiling and wooden flooring. Exposed eaves storage. Velux windows.

Outside - Front

Expansive lawn with a variety of planting to the front. Spacious gravel driveway providing ample off road parking. Access gate to rear garden.

Outside - Rear

Charming rear garden mainly laid to lawn with a variety of established trees and planting. Spacious decked seating area to rear of house with French doors leading to ??????. Access gates to surrounding countryside and front driveway. Large L-shaped timber built outbuilding, offering a variety of uses. Oil tank.

PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 136 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

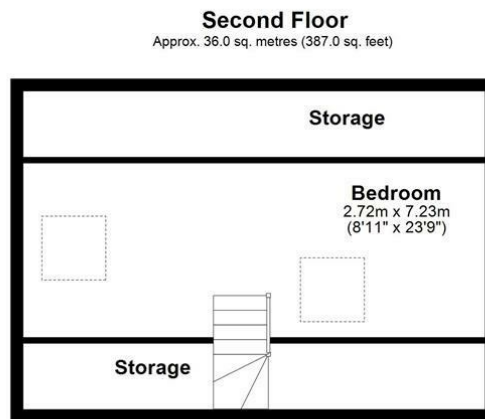
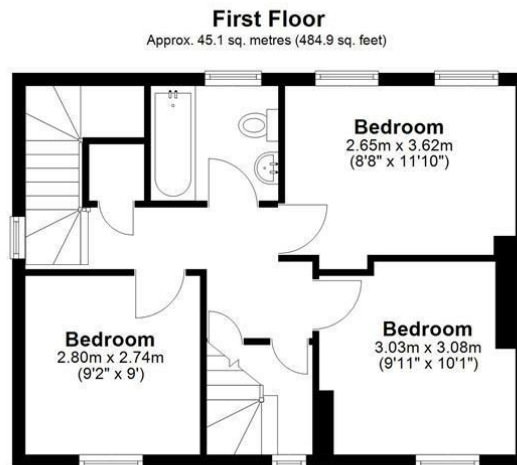
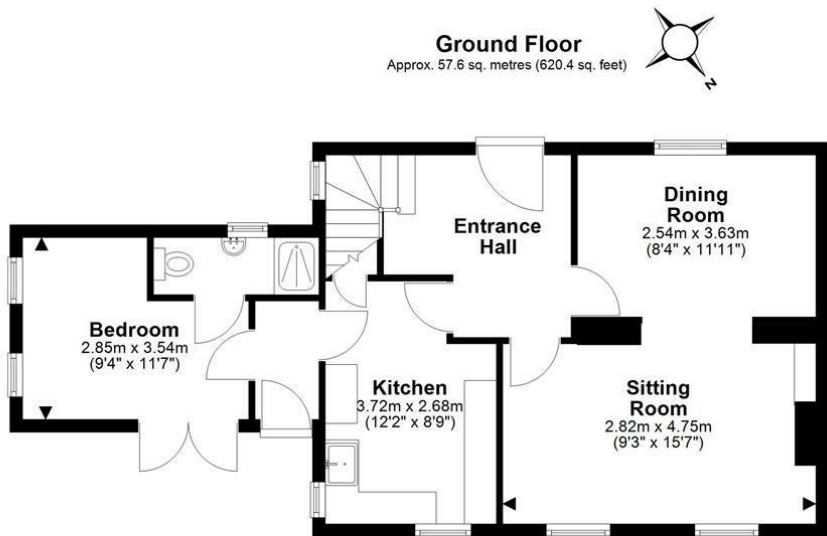
Heating sources - Oil

Broadband Connected - tbc

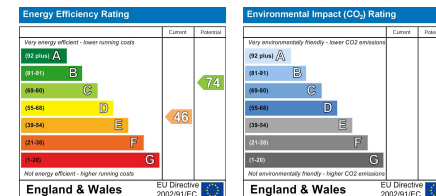
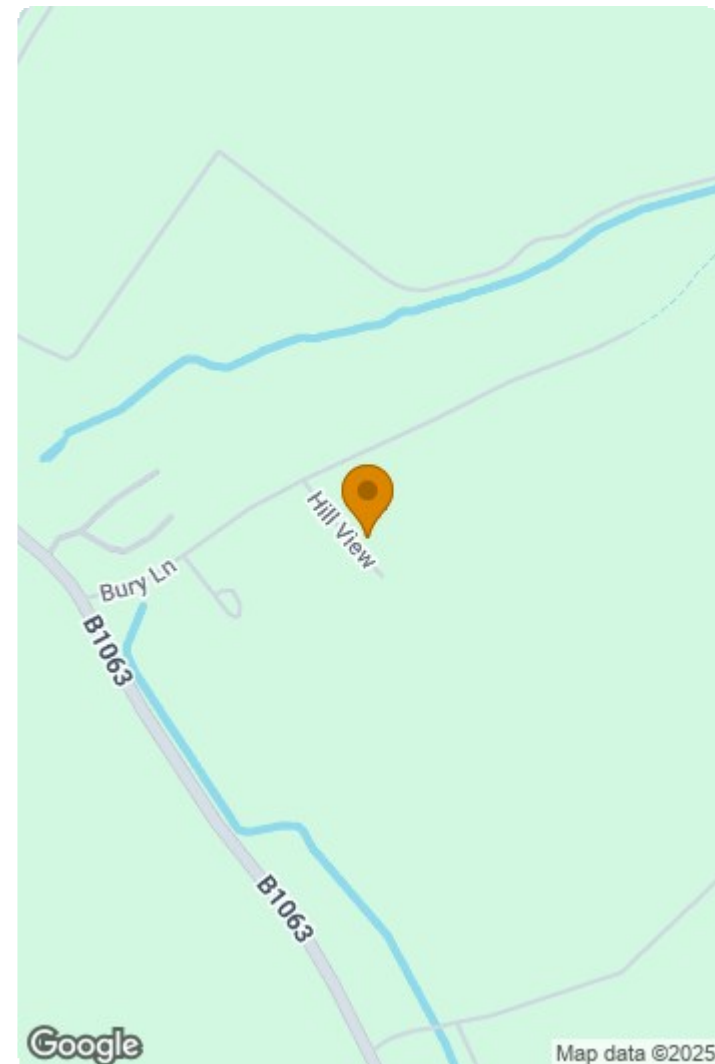
Broadband Type – Superfast available 39Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of



Total area: approx. 138.6 sq. metres (1492.3 sq. feet)
11 Hillview, Lidgate



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