

**Mortimer &
Gausden**

INDEPENDENT ESTATE AGENTS



Wengrove Lodge Windsor Green, Cockfield,
Bury St. Edmunds, Suffolk, IP30 0LY

Offers In Excess Of
£400,000

MORTIMER & GAUSDEN INDEPENDENT ESTATE AGENTS

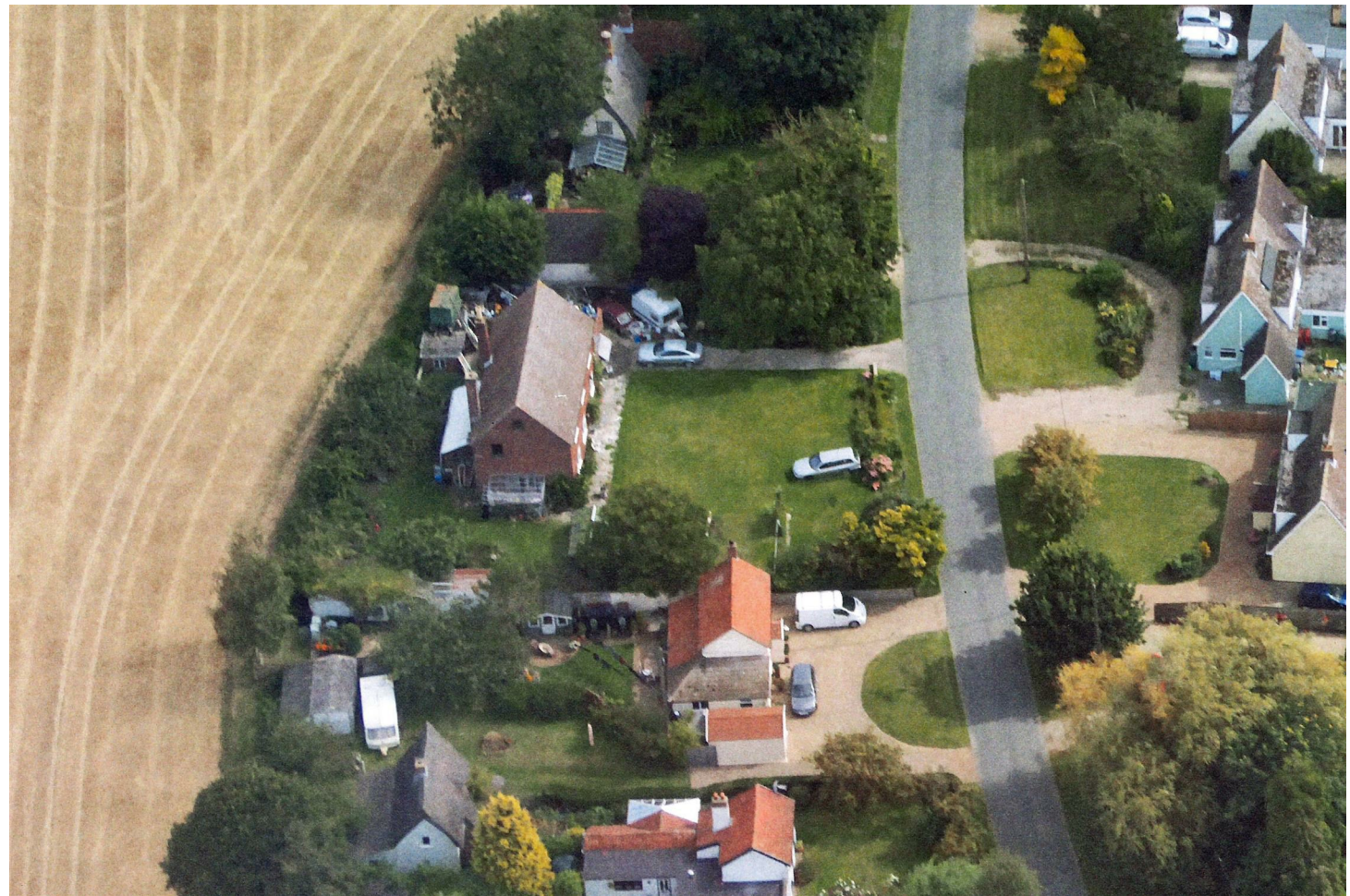
An individual detached village home offering lots of space and great potential

This substantial detached house was built in the 1950s and occupies a pleasant village setting, with open views to the rear across farmland.

Set in grounds of approximately 0.33 of an acre, the property will require COMPLETE REFURBISHMENT, but provides the potential to be transformed into a wonderful family home.

The accommodation is arranged over 3 floors and includes 2 large reception rooms, 3 first-floor bedrooms and 2 further attic rooms.

The house is being sold with the benefit of having NO UPWARD CHAIN



- Detached house requiring refurbishment
- Occupying a lovely semi rural village setting
- Reception hall, large sitting room, conservatory
- Kitchen, separate dining room, large lean-to
- 3 Double first floor bedrooms, spacious landing
- Bathroom, 2 Attic rooms (staircase required)
- Around 0.33 of an acre gardens, garage
- Excellent potential. NO ONWARD CHAIN



The property offers well-proportioned rooms with excellent ceiling heights, lots of natural light and original solid wood floors. It has oil-fired central heating (not tested) and, in more detail, comprises:

On the ground floor:

The large entrance hall has a staircase to the first floor and a cloakroom and gives access to the impressive sitting room, which has French doors to a side conservatory. There is a spacious, separate dining room and a kitchen. To the rear of the house is a large lean-to with a utility area, oil boiler and doors to the garden.

On the first floor:

The landing leads to 3 double bedrooms and a bathroom. Bedroom 1 is particularly spacious and could easily be subdivided to provide space for an en suite.

On the second floor:

There are 2 large attic rooms on this level. Please Note: We understand that the house was designed with attic rooms in mind, however, this space is currently reached by a ladder. There is ample room for a traditional staircase to be installed on the existing first-floor landing.

Outside:

The property is set in large gardens which back onto open farmland. The land, which extends to approximately 0.33 of an acre, sits mostly at the front of the house and includes a large area of lawn and a driveway providing ample parking and access to the single garage. The side gardens include a variety of fruit trees, including apple, pear, fig and walnut.

The rear gardens are bordered by attractive stone walling and include useful outbuildings.

COUNCIL TAX - BAND F

ENERGY PERFORMANCE RATING - F

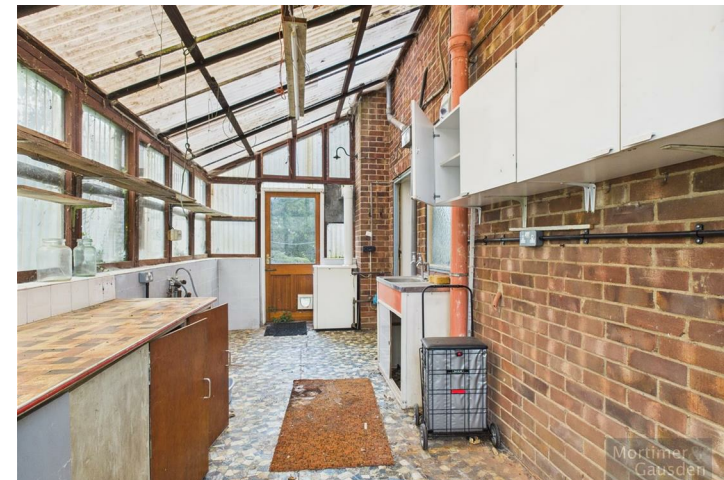
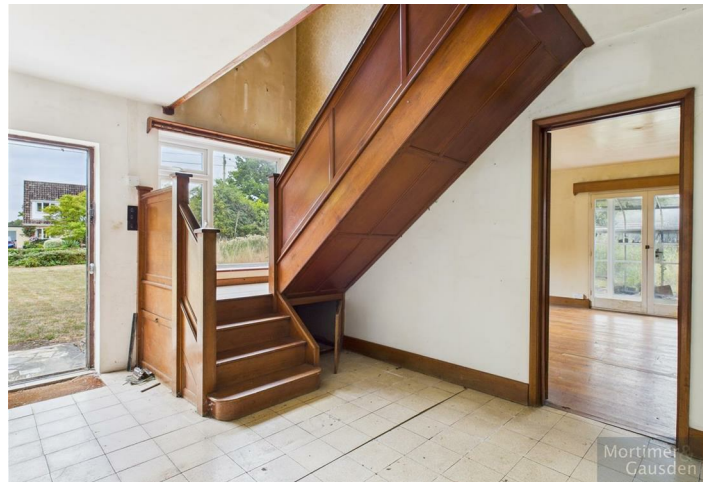
COUNCIL - Babergh

SERVICES - Mains water, electricity, oil fired heating and private drainage

BROADBAND - Ofcom states Superfast broadband is available

MOBILE- Ofcom states all mobile phone providers are likely

WHAT3WORDS ///evening.courts.crops





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

mail@mortimerandgausden.co.uk
 www.mortimerandgausden.co.uk
 7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526