





Situated in a popular village near Bury St Edmunds, this charming cottage boasts a private setting with parking. The well-proportioned home features a generous sitting room complete with a log burner, exposed studwork in the study and conservatory, and a spacious dining room that connects to the kitchen and utility room. Upstairs, there are three good-sized bedrooms and a bathroom. The south-facing garden enhances the appeal of this home, making it a desirable option in an enviable quiet location.

## Main Entrance Door

### Dining Room

12' 10" x 11' 0" (3.91m x 3.35m)

A welcoming and generous size room with stairs to first floor accommodation. Radiator,

### Sitting Room

13' 6" x 11' 0" (4.11m x 3.35m)

A generous size room with brick fireplace and multi fuel stove. Exposed studwork beams lead to the study area. With a window to front and radiator.

### Study Area

13' 4" x 8' 0" (4.06m x 2.44m)

Exposed beams and radiator. Window to rear and door leads to the conservatory.

### Conservatory

12' 0" x 10' 8" (3.65m x 3.25m)

Being timber and glass construction with double doors to the garden. Radiator.

### Kitchen

12' 9" x 8' 0" (3.88m x 2.44m)

Modern range of wall and base cupboards and drawer units with ample work surfaces. Space for a full fridge freezer, oven and extractor hood over. Inset sink and drainer. Plumbing for dishwasher. Window to side. Radiator

### Utility Room

7' 7" x 6' 0" (2.31m x 1.83m)

Wall cupboards and work surface with plumbing for washing machine. Floor standing oil boiler. Window and door to the garden.

## Landing

6' 0" x 5' 6" (1.83m x 1.68m)

Loft hatch and airing cupboard.

### Bedroom 1

13' 0" x 9' 0" (3.96m x 2.74m)

Double room with exposed beams, fitted wardrobes and window to front. Radiator.

### Bedroom 2

13' 9" x 8' 0" (4.19m x 2.44m)

Good size room with exposed beams, fitted wardrobes, window to rear. Radiator.

### Bedroom 3

9' 7" x 9' 0" (2.92m x 2.74m)

Exposed timbers, exposed floorboards. Window to front. Radiator

### Bathroom

10' 1" x 8' 0" (3.07m x 2.44m)

Traditional suite with pedestal wash basin, corner bath and WC. Separate shower cubicle. Heated towel rail, window to the rear.

## Outside

### Front Garden

Shingle driveway offering ample parking. Side gate access to the garden.

### Rear Garden

South facing garden laid to lawn with established hedges and shrubs enjoying plenty of privacy. Paved patio area and garden shed. Oil tank.

### Agent's Note

We are advised by our client that the electric pole is being removed.



Ground Floor



Floor 1

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