

Located close to Bury St Edmunds in a semi rural location this very well presented 2 bedroom cottage has been thoughtfully improved and modernised by the current owner. Offering generous size accommodation with a stylish kitchen open to the conservatory enjoying plenty of natural light. The spacious sitting room enjoys a log burner and modern bathroom has been tastefully done. There are cottage style gardens to the front and back of the property with parking and a garage. This is an ideal home for those seeking countryside views in a peaceful setting.

### **Entrance Porch**

3' 9" x 3' 8" (1.14m x 1.12m)

Main front door

### **Sitting Room**

14' 6" x 10' 10" (4.42m x 3.30m)

A comfortable room with attractive log burner and brick hearth. Window to front aspect.

### **Kitchen/Dining Room**

14' 6" x 10' 0" (4.42m x 3.05m)

Modern shaker style kitchen with a good range of wall and base cupboard and drawer units. Ample work surfaces and inset sink and drainer. Built in appliances include, fridge freezer, induction hob and extractor over, built in microwave and oven. A breakfast eating area links to the conservatory with doors leading out to the pretty garden.

### **Conservatory**

7' 6" x 6' 1" (2.28m x 1.85m)

Glazed roof and doors leading to the garden.

### **Rear Hall**

With airing cupboard

### **Bathroom**

7' 3" x 5' 4" (2.21m x 1.62m)

Modern suite comprising bath with shower over, pedestal wash basin, WC and ladder radiator. Window to rear.

### **First Floor**

#### **Landing**

5' 4" x 2' 9" (1.62m x 0.84m)

Loft access and storage.

#### **Bedroom 1**

11' 5" x 10' 2" (3.48m x 3.10m)

A good size room with built in storage and lovely countryside views.

#### **Bedroom 2**

14' 6" x 9' 5" (4.42m x 2.87m)

With built in double wardrobe.

### **Outside**

#### **Front Garden**

Front garden with gate and enclosed by fencing, raised flower beds, lawn with paved pathway.

#### **Rear Garden**

The charming south facing rear garden is enclosed by fencing. Laid to lawn with raised decking area and a brick built BBQ. Rear garden gate.

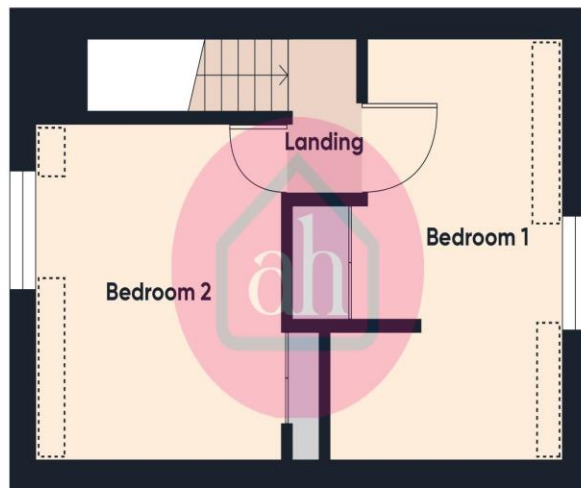
#### **Garage**

17' 0" x 8' 7" (5.18m x 2.61m)

On block with up and over door and parking.



Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>

711.44 ft<sup>2</sup>

Reduced headroom

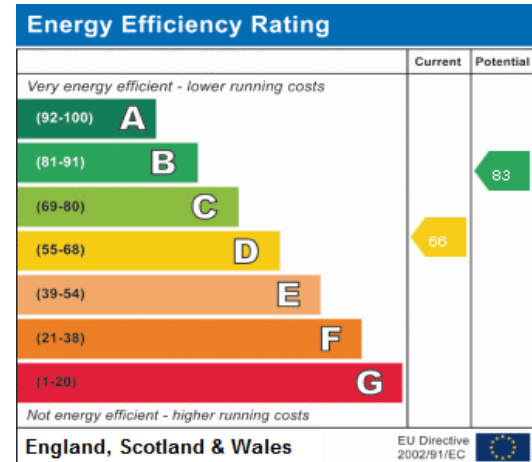
20.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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