

oakheart



£420,000

Offers In Excess Of
School Lane, Bardwell, Bury St. Edmunds



Situated in the picturesque village of Bardwell, this extended semi detached period cottage beautifully combines traditional character with all the comforts of village life, while remaining conveniently accessible to Bury St Edmunds and nearby Suffolk villages.

Approached via a shared driveway, the property benefits from off road parking for two cars and a garage to the front. A gate leads into the generous front garden, mainly laid to lawn and bordered by established shrubs, creating an inviting first impression.

The cottage is entered through an enclosed porch opening into the dining room, a characterful space with exposed timbers, a log burner and dual aspect windows to the front and rear. From here there is access to the staircase and the kitchen. The well fitted

kitchen has a range of wall and base units and incorporates an integrated fridge, slimline wine cooler, dishwasher and a useful pantry cupboard. The kitchen leads into the lounge, where an impressive inglenook fireplace houses a wood burning stove. This bright and airy room enjoys garden views via a glazed door and windows to the front, along with a built-in storage cupboard.

Returning to the kitchen, a doorway leads to the versatile garden room, offering flexible living space. From here there is access to a lobby which is used as a handy laundry area, and has access to the convenient and modern ground floor shower room.

Upstairs, the staircase opens onto a spacious landing/study area which is ideal for home working. The principal bedroom features a front facing window and rear

skylight, while this and the remaining family sized bedrooms are served by a family bathroom.

Outside, the established side and rear gardens provides a lovely space to relax and enjoy, with the benefit of a potting shed, log store and two further store rooms.

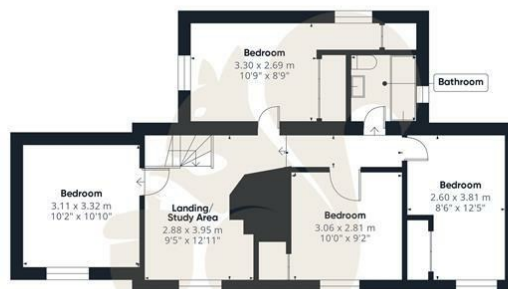
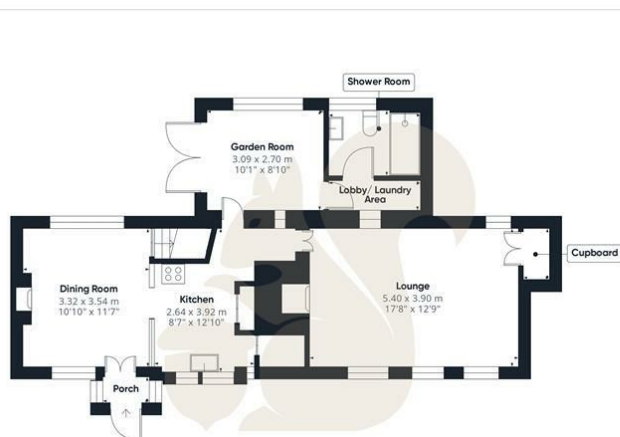
This charming home combines character, space and versatility in a popular village setting and in our opinion, must be viewed











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(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
West Suffolk

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	39	79
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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