



THE STREET | LIDGATE

*Period Cottage Offered with No Chain*

## THE STREET | LIDGATE

Guide Price £425,000 Freehold

### FEATURES

- Beautiful detached period thatched cottage
- Not Listed – offering excellent flexibility
- Potential to extend (STPP)
- Three bedrooms plus study area
- Two reception rooms with stunning double-sided inglenook fireplace wood-burning stove
- Excellent access to Cambridge, Newmarket & Bury St Edmunds
- No onward chain
- Highly desirable village location

### DESCRIPTION

Charming Detached Thatched Cottage | No Onward Chain | Potential to Extend (STPP)

Nestled in the picturesque village of Lidgate, this delightful detached three-bedroom thatched cottage offers an abundance of character, charm and exciting potential. Surprisingly not Listed, the property retains many beautiful period features including exposed beams, an impressive inglenook fireplace with a double-sided wood-burning stove, whilst offering scope to extend (subject to the necessary planning permissions).

The accommodation comprises two welcoming reception rooms, a conservatory overlooking the garden, a fitted country-style kitchen, ground floor bathroom, three generous first-floor bedrooms and a useful study area, ideal for home working. Outside, secure gated parking provides space for several vehicles, whilst the enclosed gardens offer a peaceful setting to relax and enjoy village life.

Located in one of Suffolk's most sought-after villages, surrounded by open countryside and beautiful walks, yet within easy reach of Newmarket, Cambridge and Bury St Edmunds, this charming home offers the perfect blend of rural living and commuter convenience.



## ACCOMMODATION

Lounge 13'10" × 11'10" (4.24m × 3.63m)

Dining Room 13'10" × 11'2" (4.24m × 3.42m)

Kitchen 13'10" × 8'5" (4.24m × 2.58m)

Conservatory / Sun Room 8'0" × 8'0" (2.44m × 2.45m)

Downstairs Bathroom 5'4" × 8'2" (1.64m × 2.50m)

Bedroom 1 12'2" × 11'5" (3.71m × 3.50m)

Bedroom 2 9'4" × 11'2" (2.86m × 3.41m)

Bedroom 3 9'6" × 8'11" (2.90m × 2.72m)

Study 9'4" × 5'3" (2.86m × 1.61m)

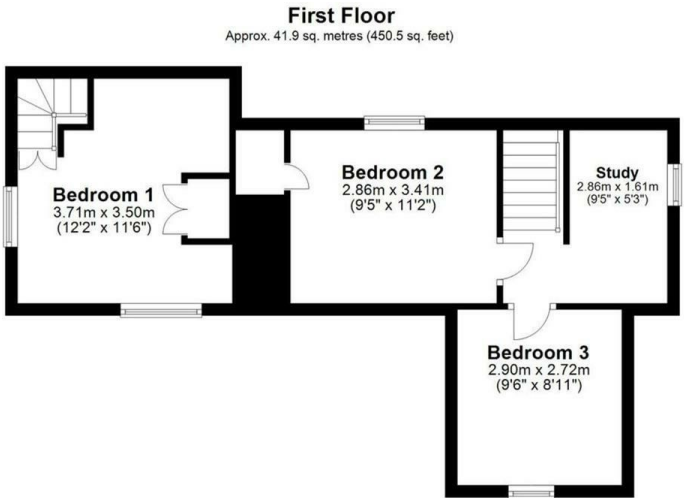
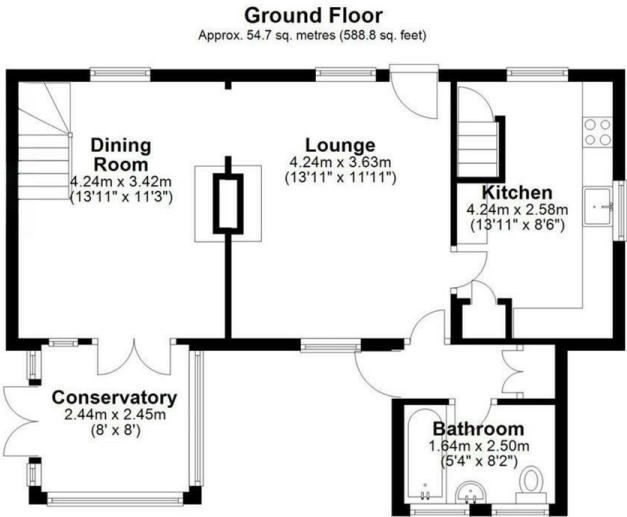
### Outside

Off road parking for several cars, enclosed gardens mainly laid to lawn with single area to the rear. The garden extends to a further area with a greenhouse and storage shed.









Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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Council Tax Band : E

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