





3 HILL COTTAGES QUAKER LANE

BARDWELL IP31 1AL

OIEO £250,000

FREEHOLD

Located in the pretty village of Bardwell is this charming two bedroom cottage situated on a quiet lane within walking distance of the village centre where you will find two established pubs and a cafe. The cottage boasts an open fire in the sitting room, and log burner in the dining room which creates a real snug feeling throughout. The kitchen is light and airy opening into the beautiful rear garden. The first floor has a convenient WC and two double bedrooms. Off road parking is available at the rear of the house, making this super cottage one not to miss.

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• Period Cottage With Off Road Parking • Open Plan Kitchen/Dining Room With Log Burner • Two Double Bedrooms • Oil Fired Central Heating • Beautiful Cottage Garden • Convenient First Floor WC • Welcoming Sitting Room With Open Fire • Walking Distance To Village Pubs And Cafe Serving Food • 20 Minute Drive From Market Town Of Bury St Edmunds • Have A Virtual Look Around With Our 3D Tour!





Entrance Porch
Windows to front and side.

Sitting Room
Well proportioned sitting room with open fireplace and brick surround. Window to the front. Stained glass feature above the door way leading into the entrance porch.

Dining Room
Delightful dining room with wooden flooring and log burner. Opening in to kitchen. Stairs leading to first floor. Radiator.

Kitchen
Bright and airy kitchen with window and door leading into the rear garden. There are a range of wall and base cupboards with work tops over and drawer units. Space for oven, washing machine and fridge freezer. Radiator.

Bathroom
Suite including Bath, WC and pedestal sink. Window to rear and large storage cupboard. Radiator.

First Floor Landing
Loft hatch.

Bedroom 1
Good sized double bedroom with fitted wardrobes. Window to the front. Radiator.

Bedroom 2
Good sized double bedroom with fitted wardrobes. Window to rear. Radiator.

Cloakroom
WC and sink.

Outside

Front Garden
Accessed via steps the pretty front garden is laid to lawn and enclosed by hedges with a pathway to the front porch.

Rear Garden
The cottage garden offers everything a keen gardener could wish for. Lawned area leading down to the bottom of the garden via a path to an ornamental fish pond and vegetable patch. There are two wooden sheds offering plenty of storage space. Off road parking can be accessed via neighbours driveway where you have a right of way.



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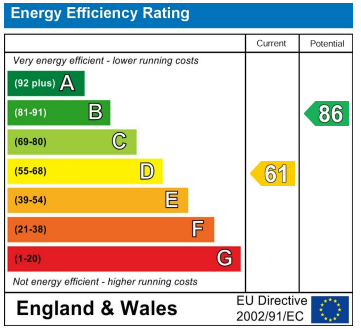












EPC Rating: D Council Tax Band: B

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 and potential buyers/tenants are advised to recheck the measurements

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