



DAVID
BURR

Woolcombers,
Duke Street, Bildeston, Suffolk



Woolcombers, Duke Street, Bildeston, Ipswich, Suffolk, IP7 7EW

Bildeston is an attractive village with many fine period properties. There is a village shop, post office, primary school and the whole area is surrounded by countryside. The medieval village of Lavenham with its wealth of period houses is some 6 miles distant and offers a good selection of shops and services and the market town of Hadleigh, equidistant offering an excellent range of facilities for everyday needs.

A characterful, Grade II listed village home situated in an outstanding tucked-away location on a quiet side street. The property contains light, well balanced accommodation over two levels. On the ground floor is both a reception hall, a sitting room with inglenook fireplace, a high-quality kitchen/dining room and a shower room. Upstairs, four double bedrooms are serviced by an additional bathroom. Outside, the property benefits from a private off-road parking space as well as a particularly sunny and mature west-facing rear garden with two useful outbuildings/workshops.

A characterful, four bedroom village home in a quiet location with a stunning mature garden.

Accommodation

RECEPTION HALL: With an attractive parquet brick floor and exposed timbers throughout and with plenty of room to be utilised in a variety of ways as either a dining room, study or simply an impressive entrance hall. Opening in studwork leading to:-

SITTING ROOM: A characterful reception room with heavily timbered ceiling and exposed studwork across the walls and with parquet brick flooring. Outstanding inglenook fireplace with mellow red brick surround and hearth and an inset wood burning stove.

Inner hall: With two useful storage cupboards off and opening further into the:-

KITCHEN/DINING ROOM: Arranged into two areas with a space adjacent to floor-to-ceiling windows and double doors opening onto stone paved terracing which could either be used as a living area or space for a dining table and chairs and which also benefits from breakfast seating at a breakfast bar. The kitchen itself contains a matching range of base and wall level units with polished granite work surfaces incorporating a ceramic butler sink with mixer tap above and drainer to side. Extensive storage throughout and with space for a free-standing range cooker with 'Belling' extractor fan above. Integrated

Kenwood dishwasher, integrated Hotpoint washing machine and with space for a free-standing refrigerator/freezer.

SHOWER ROOM: With a stylish micro-cement finish throughout the flooring, walls and ceiling and containing an impressive walk-in shower with glass screen. W.C., vanity suite and with a mirror with fitted lighting.

First floor

LANDING: With a useful airing cupboard off and doors leading to:-

BEDROOM 1: With a vaulted ceiling and plenty of space for a large bed and plenty of natural light through three skylights and windows overlooking the rear garden.

BATHROOM: Conveniently located adjacent to the master bedroom and containing a bath with mixer tap and shower attachment over, W.C. and wash hand basin.

BEDROOM 2: A well-proportioned double bedroom with an outlook over the street scene below.

BEDROOM 3: A further double bedroom with a dual aspect outlook.

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BEDROOM 4: A double bedroom with an outlook to the front over the street scene below.

Outside

To the side of the property, an access leads on to a shared gravel driveway at the front which then leads further onto a private **OFF ROAD PARKING SPACE**. A pedestrian gate leads into the rear garden.

Adjacent to the house itself is a lovely stone paved terrace which provides an attractive area of seating with steps leading up to a further elevated terrace with a mature Lilac tree and colourful well-stocked beds. A generous expanse of lawn continues back and is bordered by well-stocked flower beds and stone paving leading to the rear of the garden with a high-quality **GREENHOUSE** (available by separate negotiation) and a useful **OUTBUILDING** with power and light connect which would function well as a workshop. Further substantial garden store/bike shed and an area for log storage behind with an external water tap.

Agent's notes

The property is Grade II listed and thought to date back to the 1600s.

A right of way exists over a section of land belonging to a neighbour for access onto the parking space. For more information, please contact the office.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: E – A copy can be provided upon request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

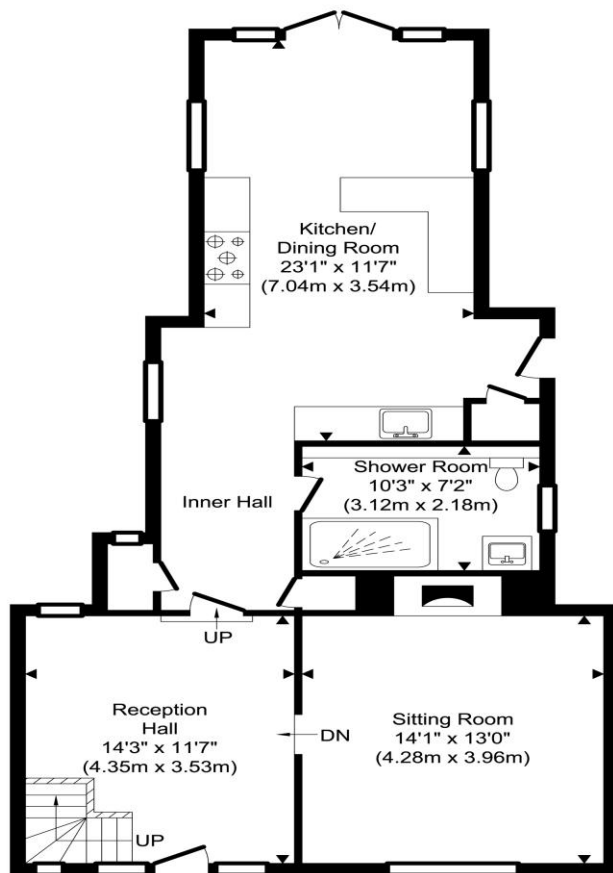
COUNCIL TAX BAND: C

WHAT3WORDS: megawatt.notes.entrust

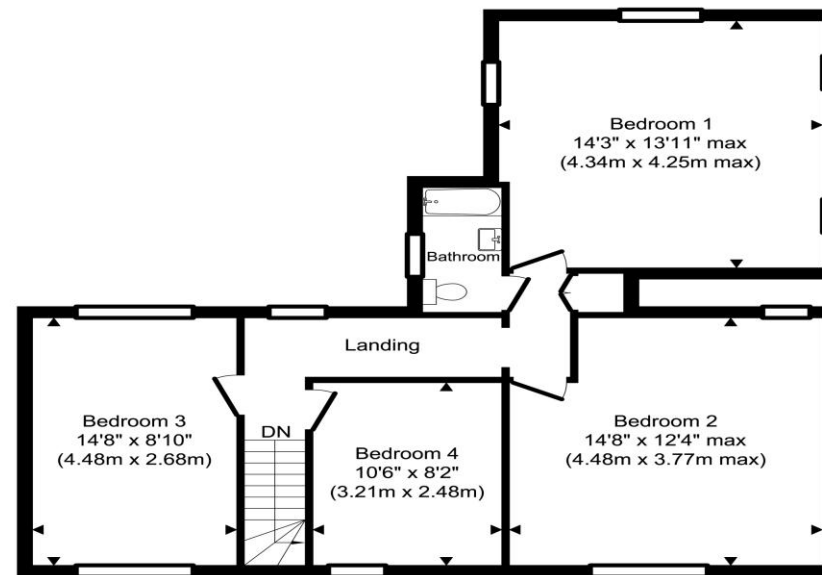
VIEWING: Strictly by prior appointment only through DAVID BURR.



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Ground Floor
Approximate Floor Area
830.11 sq. ft.
(77.12 sq. m)



First Floor
Approximate Floor Area
724.19 sq. ft.
(67.28 sq. m)

TOTAL APPROX. FLOOR AREA 1554.30 SQ.FT. (144.40 SQ.M.)

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