

**oakheart**

£325,000

Offers Over

All Saints Road, Creeting St. Mary



Nestled in the tranquil village of Creeting St. Mary, this delightful three-bedroom cottage offers a perfect blend of countryside charm and modern convenience. With off-road parking for multiple vehicles, two reception rooms, and a generously sized rear garden, this home is ideal for those seeking a peaceful retreat.

The property welcomes you via a porch, leading into the open-plan kitchen/dining room, which features classic shaker-style

units. The sunroom is a standout feature, bathed in natural light and offering direct access to the garden—an ideal space for relaxation. The spacious living room enjoys picturesque views over the fields to the front, creating a cozy yet airy atmosphere. A utility room and a convenient downstairs shower room complete the ground floor.

Upstairs, three well-proportioned bedrooms await, with bedrooms two and three benefitting from stunning views of the

surrounding countryside. A family bathroom serves the upper level, ensuring comfort for all.

Outside, the expansive rear garden boasts a large patio area, perfect for outdoor dining, and a beautifully maintained lawn. Parking is conveniently located at the rear of the property, providing ease of access.

Offering a rare opportunity to enjoy village life with modern comforts, this charming home is not to be missed.











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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
C

Approximate total area<sup>(1)</sup>  
89.63 m<sup>2</sup>  
964.77 ft<sup>2</sup>

Reduced headroom  
1.09 m<sup>2</sup>  
11.78 ft<sup>2</sup>

(1) Excluding balconies and terraces

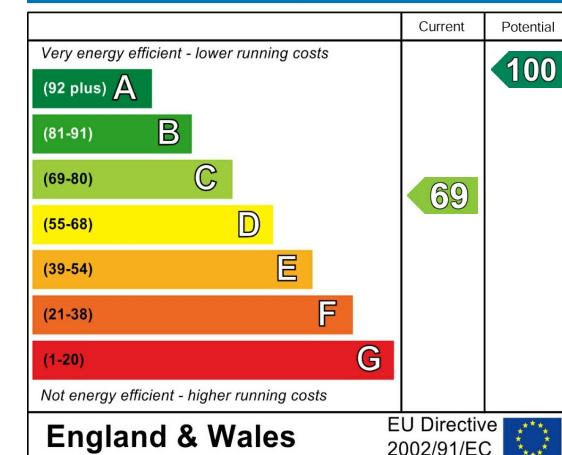
Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

### Energy Efficiency Rating



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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