



**3 Chapel Cottages,
Bulmer, Suffolk**

DAVID
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3 Chapel Cottages, Bulmer Street, Bulmer, Sudbury, Suffolk, CO10 7EW

Bulmer is an attractive village of 2 distinct parts, Bulmer Tye with pub and primary school and Bulmer situated about a mile away, the oldest part of the village with parish church and a variety of vernacular architecture. The thriving market town of Sudbury lies less than 2 miles north east with its comprehensive range of amenities including a commuter rail link to London Liverpool Street. Halstead is about 6 miles south.

This charming period cottage occupies a lovely position in the centre of one of the area's most highly regarded villages. The property has a blend of period and contemporary features with a particularly spacious sitting/dining room which in turn is complimented by off-road parking and a charming courtyard garden with far reaching countryside views beyond.

A charming cottage in a well-regarded village.

Accommodation

Door to:

SITTING/DINING ROOM: 5.18m x 3.51m (17'0" x 11'6") A spacious room with an attractive tiled floor, exposed feature ceiling timbers and a fireplace with inset log burning stove and under floor heating that continues throughout the ground floor. Opening to:

KITCHEN: 2.79m x 2.31m (9'2" x 7'7") Fitted with a range of traditional shaker units and oak worktop incorporating an inset butler sink and mixer tap over. Washing machine/dryer and an electric oven with a four ring hob and extractor fan over. Double doors open to the garden with far reaching countryside views beyond.

INNER HALL: Useful shelved storage cupboard and staircase off.

First floor

LANDING: Suffolk latch door to:

BEDROOM: 3.53m x 2.82m (11'7" x 9'3") A light room with a view of the street scene below.

BATHROOM: A spacious room including a bath with shower attachment over, WC and wash hand basin. Linen cupboard.

Outside

A large lavender bordered brick paved/gravel drive provides ample **OFF-ROAD PARKING.**

The sunny enclosed courtyard garden has been finished with low maintenance in mind to include terracing and in turn enjoys far reaching countryside views.

SERVICES: Mains water, drainage and electricity and connected. Electric heating to radiators and underfloor heating to ground floor. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as

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well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

TENURE: A holding deposit of one week's rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.



