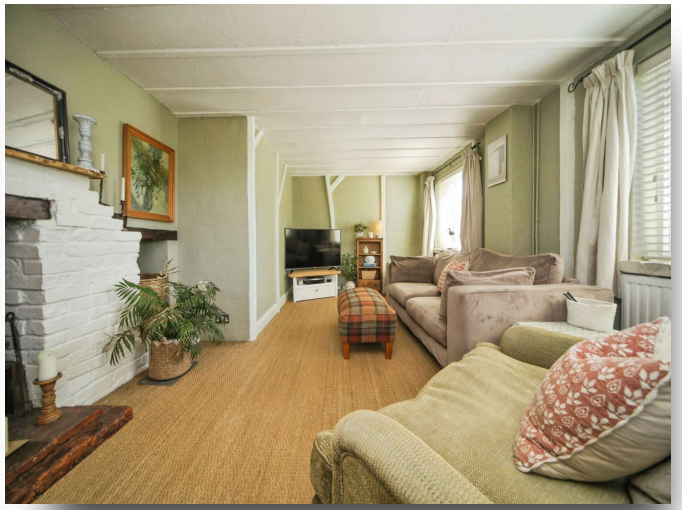


Broad Road, Cotton, Stowmarket, IP14 4ND

william
h brown

welcome to

Broad Road, Cotton, Stowmarket

Discover rustic charm & modern comfort in this delightful, detached home in Cotton being offered CHAIN FREE! Featuring exposed beams, cosy living room with fireplace & wood burner, countryside-style kitchen with Belfast sink, generously-sized landscaped garden & ample parking. Call to view now!

Cotton

Cotton is a quaint and picturesque village in the heart of Suffolk, England. Known for its serene landscapes and charming rural atmosphere, it offers a glimpse into traditional English village life.

Cotton is situated in the Mid Suffolk district, with surrounding towns of Ipswich, Bury St Edmunds and Stowmarket. The village is surrounded by lush green fields, rolling hills, and scenic countryside, making it an ideal location for those who appreciate nature and tranquillity. The proximity to larger towns provides residents and visitors with the perfect balance between rural and urban amenities.

Cotton is a tight-knit community where residents enjoy a peaceful and friendly atmosphere. The village hosts a variety of community events throughout the year, fostering a strong sense of camaraderie among its inhabitants. From traditional fairs to seasonal celebrations, Cotton offers numerous opportunities for social interaction and cultural engagement.

Though small in size, Cotton provides a range of amenities to meet the needs of its residents. The village features a local pub, a village hall, and several small shops and businesses that cater to everyday essentials. For outdoor enthusiasts, the surrounding countryside is perfect for walking, cycling, and other recreational activities.

Broad Road

Located in the picturesque village of Cotton, Suffolk, this delightful, detached home offers a perfect blend of rustic charm and modern convenience.

The entrance begins with a welcoming porch leading to a spacious entrance hall, complete with exposed beams and a convenient understairs cupboard. The shower room features a three-piece suite for added convenience. The utility room is equipped with wall and base units, providing ample space for appliances. Enjoy meals in the cosy dining room adorned with exposed beams. The countryside-style kitchen boasts base units, wood work surfaces, a Belfast sink, space for a range cooker, an integrated dishwasher, a stable door, exposed beams, and a well-stocked pantry. The living room is a warm and inviting space featuring a fireplace with a wood burner and charming exposed beams. The sun room offers a seamless indoor-outdoor experience with French doors that open to the garden.

Upstairs, you'll find the master bedroom, a tranquil retreat with built-in wardrobes and an en-suite complete with a three-piece suite. The second bedroom offers a cosy and comfortable space for rest and relaxation. The landing is spacious and offers room for a study.

Outdoor space includes a generous, beautifully landscaped garden featuring a mix of lawn and gravel paths, perfect for both relaxation and outdoor activities. A charming summer house is also a great added feature. Benefit from three off-road parking spaces, ensuring convenience for you and your guests.

This charming property in Cotton, Suffolk, promises a serene lifestyle with its blend of character features and modern amenities. It's the ideal home for those seeking comfort and style in a tranquil setting.

Accommodation

Porch
Part glazed front door and carpeted flooring.

Entrance Hall
Window to front, stairs to first floor, understairs cupboard, wall lights, exposed beams, radiator, and a mixture of carpeted and tiled flooring.

Shower Room
Window to rear, fitted with a three-piece suite comprising a shower cubicle, vanity sink with mixer tap and low level WC, part wood panelled walls, part tiled walls, heated towel rail and vinyl flooring.

Utility
Window and door to rear, fitted with a range of wall and base units with roll top work surfaces, space for appliances and spotlights.

Dining Room
Window to front, exposed beams, radiator and tiled flooring.

Kitchen
Window and stable door to rear, fitted with a range of base units with wood work surfaces, Belfast sink with mixer tap, range cooker, integrated dishwasher, exposed beams, radiator and ceramic tiled flooring.

Pantry
Ceramic tiled flooring.

Living Room
Window to front, two windows to sides, fireplace and wood burner, exposed beams, two radiators and carpeted flooring.

Sun Room
Windows to rear and side, French doors to rear, part wood panelled walls, radiator, wall lights and ceramic tiled flooring.

First Floor Landing
Window to front and rear, access to loft, two radiators and airing cupboard.

Bedroom One
Windows to front and side, built in wardrobes, radiator and carpeted flooring.

En-Suite
Frosted window to side, fitted with a three-piece suite comprising a panelled bath, pedestal sink with mixer tap and low level WC, part wood panelled walls, extractor fan, radiator, part tiled walls and wooden flooring.

Bedroom Two
Window to front, radiator and carpeted flooring.

Outside

Rear Garden
Fence enclosed with side and rear access gates, shingle, lawn and patio areas, flower and shrubbery borders, mature trees, outside light and tap and summer house.

Parking
3 off street parking spaces

Agents Notes
The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

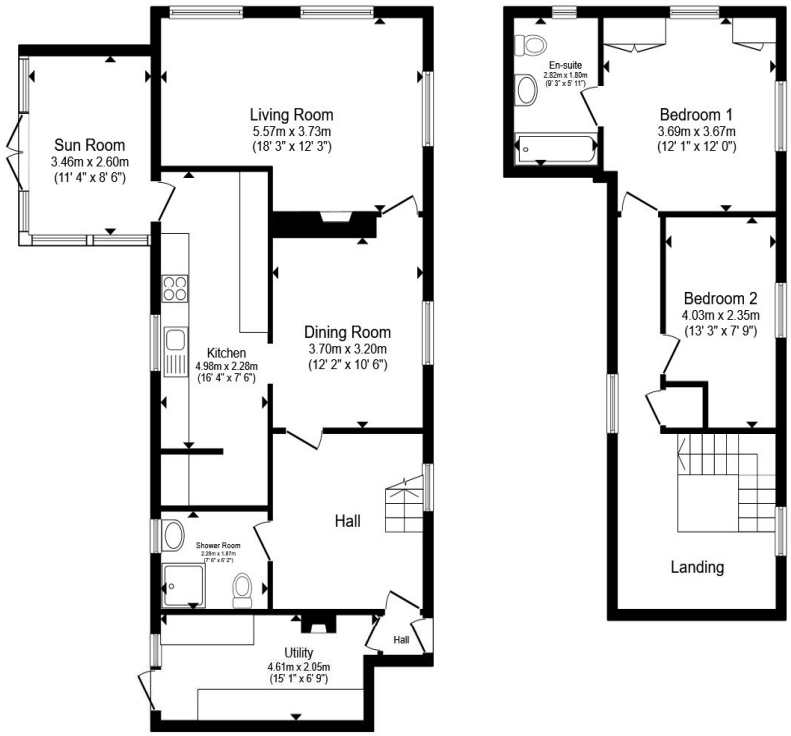
welcome to

Broad Road, Cotton, Stowmarket

- 2-Bedroom Detached Home
- NO ONWARD CHAIN
- Countryside-Style Kitchen
- Generously-Sized Landscaped Garden
- Driveway With Space For 3 Cars

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£315,000



Ground Floor **First Floor**

Total floor area 128.8 m² (1,386 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/SMK105548

The Property Ombudsman

Property Ref:
SMK105548 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01449 614459

stowmarket@williamhbrown.co.uk

10 Wilkes Way, STOWMARKET, Suffolk, IP14 1DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.