



## CULFORD, BURY ST EDMUNDS

IP28 6DS

£475,000  
FREEHOLD

Located in the picturesque village of Culford, this charming semi-detached three-bedroom cottage perfectly blends traditional character with spacious modern living. The ground floor boasts a traditional kitchen and breakfast room with the excellent advantage of a walk-in pantry, alongside a separate dining room and a useful study. The heart of the home is a spacious sitting room centred around a multi-fuel log burner, complemented by a practical downstairs cloakroom. Upstairs, you will find three generously sized bedrooms and a dressing room, all served by a family bathroom featuring a classic roll-top bath. Outside, the property enjoys cottage gardens to front and rear, offering a private retreat. A driveway leads to a convenient carport, while a versatile outside studio is the perfect space for a home office or creative workshop. Combining country charm with easy access to Bury St Edmunds and excellent transport links, this property must be seen to be appreciated.

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# CULFORD

- Character Semi-Detached Three-Bedroom Cottage • Traditional Kitchen/Breakfast Room • Spacious Sitting Room • Oil Fired Central Heating • Separate Dining Room & Study • Outside Studio • Ground Floor Cloakroom • Driveway And Garage • Three Good Sized Bedroom & Dressing Room • Step Inside Today With Our 360 Virtual Tour!



## Sitting Room

With log burner. Window to side. Radiator.

## Cloakroom

W.C, wash hand basin. Radiator. Two windows to rear.

## Kitchen/Breakfast Room

Range of fitted wall and base level units with work surface over, inset sink unit. Space for Range style oven with extractor over, space and plumbing for washing machine and dishwasher. Window and stable door to rear. Radiator. Exposed beams.

## Pantry/Storage Cupboard

Space for fridge/freezer. Housing batteries for solar panels. Window to side.

## Dining Room

French doors to garden. Window to side. Radiator.

## Study

Fitted desk. Window to front. Radiator.

## Landing

Airing cupboard, loft access.

## Bedroom 1

Double room with feature fireplace. Built in storage cupboard, loft access. Window to side. Radiator

## Bedroom 2

Double room with window to front. Radiator.

## Bedroom 3

Window to front. Radiator.

## Dressing Room

Built in shelving.

## Bathroom

WC and hand wash basin. Roll top bath and fully tiled shower cubicle with rainfall shower head. Loft access. Window to rear. Heated towel rail.

## Outside

## Front Garden

Driveway to side leading to the carport border of established flower beds. Patio area and raised flower beds. Access to studio/home office.

## Rear Garden

Enclosed by wall and fencing. With patio seating area and the remainder of the garden laid to lawn surrounded by established shrubs and hedges. A further paved patio area. Gated side access. Shed and oil tank.

## Studio

Pedestrian door to the garden. Own consumer unit. Skylight. Power connected.

## Car Port

Pedestrian door to the garden.

## Agent's Note

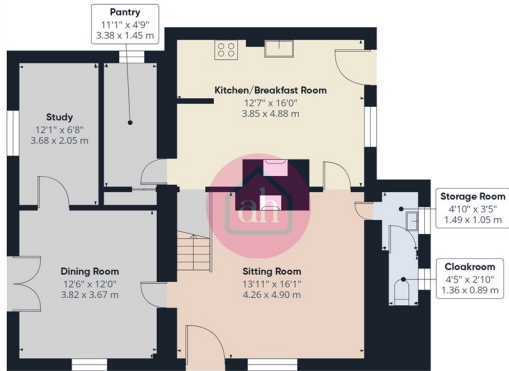
18 Owned solar panels.

## Disclaimer

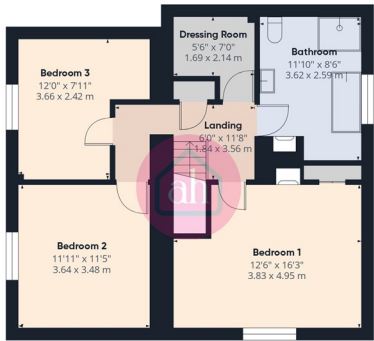
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## CULFORD

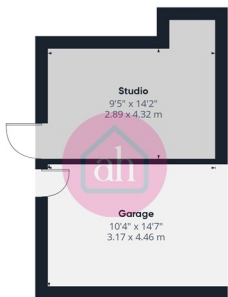




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area<sup>1)</sup>

1668 ft<sup>2</sup>

155 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 83                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

EPC Rating: B Council Tax Band: C

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