



DAVID
BURR

30 Chapel Lane, Belstead

An attractive two-bedroom cottage offering characterful accommodation and generous parking in the Suffolk village of Belstead.



Introduction

An attractive two-bedroom cottage offering characterful accommodation and generous parking in the Suffolk village of Belstead.

With its traditional cottage appearance and well-proportioned interior, 30 Chapel Lane is a delightful home extending to approximately 760 sq ft.

The ground floor features a spacious living room, a generous kitchen, a shower room and useful built-in storage. Upstairs, there are two comfortable bedrooms, including an impressive principal bedroom measuring approximately 15'3" x 11'10".

Outside, the property is approached across an extensive gravelled frontage, providing a welcoming first impression and ample space for parking.

Combining an appealing village setting with practical accommodation, this charming home may suit first-time buyers, downsizers or anyone looking for a characterful Suffolk retreat.

Key Features

- Two bedrooms
- Approximately 760 sq ft
- Spacious living room
- Generous kitchen
- Ground-floor shower room
- Useful built-in storage
- Extensive gravelled frontage
- Village location



The Kitchen Area

Measuring approximately 13'10" x 11'0", the generously proportioned kitchen is fitted with an extensive range of Shaker-style wall and base cabinetry, complemented by wood-effect work surfaces and warm timber-effect flooring.

The practical layout provides ample preparation and storage space, together with a stainless-steel sink positioned beneath the window. An integrated oven, inset hob, stainless-steel extractor hood and glass splashback complete the cooking area, while recessed ceiling lighting creates a bright and contemporary finish.



Bedrooms & Bathroom

The first floor provides two well-proportioned bedrooms, both benefiting from the character created by the cottage's sloping rooflines.

The generous principal bedroom measures approximately 15'3" x 11'10" and offers ample space for a range of bedroom furniture, together with useful built-in storage. The second bedroom measures approximately 11'5" x 10'5", making it equally suited to use as a comfortable guest room, child's bedroom or home office.

SHOWER ROOM

Located on the ground floor, the stylish shower room is fitted with a contemporary suite comprising a glazed shower enclosure with rainfall-style shower, a wash basin set within a useful vanity unit and a concealed-cistern WC.

A frosted window provides natural light and privacy, while neutral finishes and traditional timber detailing complement the character of the cottage.



Garden & Outside Space

The property is approached across a generous gravelled frontage, providing convenient off-road parking and creating an attractive first impression.

To the rear is a pleasant garden, principally laid to lawn and complemented by established planting. The garden provides an appealing outdoor space for relaxation, recreation and seasonal dining.



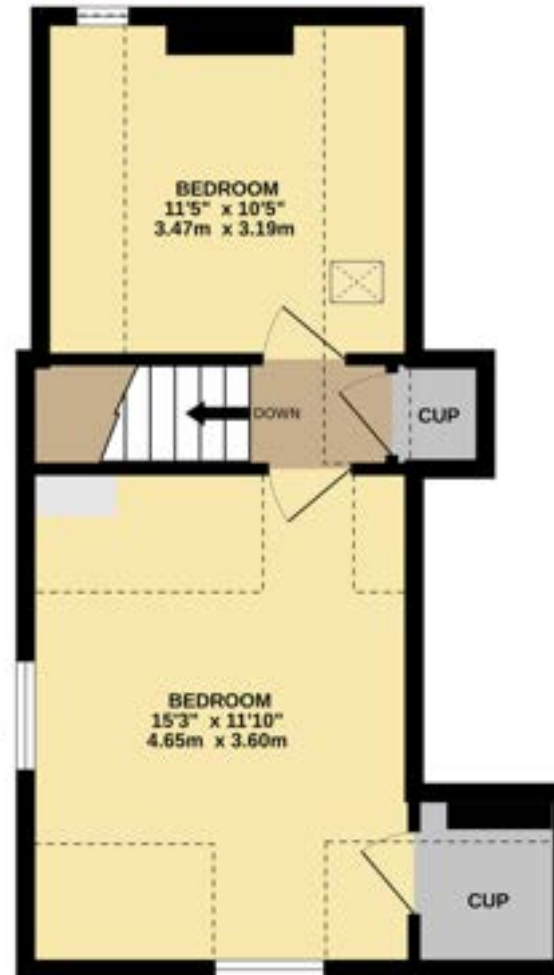
Floorplan



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA (approx.)
Accommodation: 760 sq.ft (70.7 sq.m)
Measurements are approximate. Not to scale.
Illustrative purposes only.
Produced for David Burr Estate Agent.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.

Property information

Mid Suffolk District Council - B

EPC Rating: Not required

Tenure: Freehold

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