

The Street, Lidgate, CB8 9PP

CHEFFINS

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Lidgate,
CB8 9PP

4 3 2

Guide Price £685,000



- 4 Good Sized Bedrooms - 2 Ensuites
- Backing onto Open Countryside
- Open Plan Kitchen/Dining/Family Room
- Spacious First Floor Family Bathroom
- Generous 'L' Shaped Living Room
- Garage & Driveway
- Private Rear Garden
- Well Presented Throughout
- NO CHAIN

A charming and beautifully presented detached cottage situated in a quiet tucked away location within the heart of this sought after and well served Suffolk village. The property is offered with NO CHAIN and benefits from light and spacious living accommodation with a range of character features and enjoys views over open countryside to the rear.









LOCATION

LIDGATE is a picturesque village offering a public house and church. The village of Wickhambrook is located just 3 miles away and offers a further public house, surgery, parish church, and a primary school. A full range of amenities including shops, restaurants, schools and leisure facilities can also be found in nearby Newmarket (7 miles) and the towns of Bury St Edmunds (12 miles) and Cambridge (18 miles).

ENTRANCE PORCH
with entrance door, internal door, window to the side aspect.

LIVING ROOM
An extensive 'L' shaped reception room featuring a log burning stove set within a brick hearth with wooden bressumer, fitted shelving unit, exposed beams, 2 windows to the front aspect, French doors leading out to the rear dining terrace.

INNER HALL
with stairs leading to the first floor, under stairs storage cupboard, chimney recess, oak flooring, opening leading through to the;

KITCHEN/DINING/FAMILY ROOM
The kitchen area is extensively fitted with a range of wall and base units with granite worktop over, stainless steel sink, integrated Range style gas cooker with extractor hood over, dishwasher, fridge/freezer, tiled flooring, breakfast bar seating area, window to the side aspect. Opening onto a generous family/dining area with oak flooring, exposed beams and French doors leading out to the garden.

UTILITY ROOM
with wall and base units with granite worktop over, sink inset, space and plumbing for washing machine (washer/dryer included in sale) tiled flooring, window to the side aspect and stable door to the front.

CLOAKROOM
with a low level WC and hand wash basin.

FIRST FLOOR

LANDING
with a part galleried landing area with a velux window, access to the loft space, large airing cupboard.

PRIMARY BEDROOM
A generous vaulted double bedroom with a range of built-in wardrobes and a window to the rear aspect overlooking open countryside beyond.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, low level WC, pedestal sink unit, heated towel rail, stripped wooden flooring, velux window.

BEDROOM 2
A further generous double bedroom with a window to the front aspect.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, low level WC, pedestal sink unit, heated towel rail, stripped wooden flooring, window to the side aspect.

BEDROOM 3
A further double bedroom with a window to the front aspect.

BEDROOM 4
with a window to the rear aspect overlooking open countryside.

BATHROOM
Comprising a panelled bath with shower attachment over, pedestal sink unit, low level WC, heated towel rail, part panelled walls, stripped wooden flooring, window to the side aspect.

OUTSIDE
The property is accessed via a shared driveway which leads onto the private drive providing off-road parking for multiple vehicles and in turn leading to the garage.

The rear garden features an extensively paved dining terrace which is set adjacent to the remainder of the laid to lawn garden. A screened vegetable garden features a selection of raised beds, mature borders, trees and a further patio seating area benefiting from a low level fence to the rear enjoying views over open countryside.

GARAGE
with light and power.

SALES AGENTS NOTES
Please note the property has a right of way over the neighbours driveway, the properties using this shared drive contribute towards maintenance on an ad hoc basis. We are advised by our vendor this has amounted to less than £100 approximately every three years.

For more information on this property, please refer to the Material Information Brochure on our website.































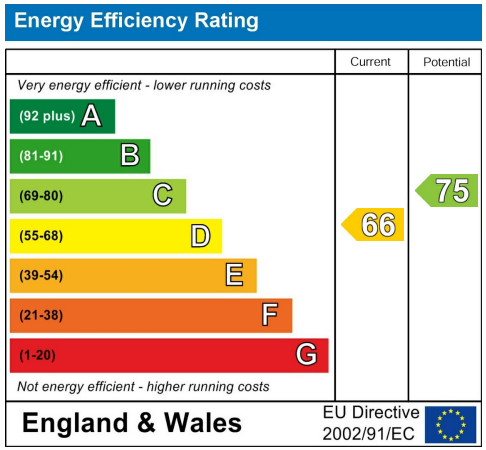








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Guide Price £685,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk



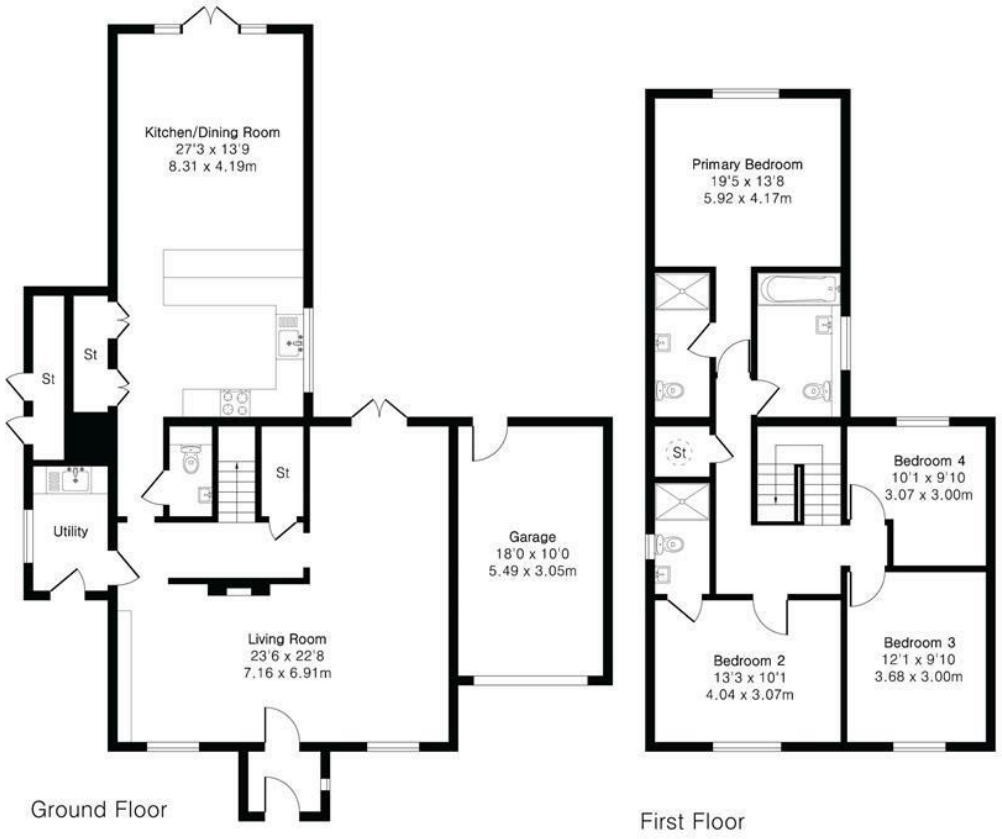
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Approximate Gross Internal Area 2071 sq ft - 192 sq m
(Including Garage)
Ground Floor Area 1056 sq ft – 98 sq m
First Floor Area 833 sq ft – 77 sq m
Garage Area 182 sq ft – 17 sq m



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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