



Hill View, Lidgate
CB8 9PY
Offers In Excess Of £400,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Hill View, CB8 9PY

A rather special semi-detached family home standing on the edge of this picturesque and highly regarded village and enjoying a sizeable plot and lovely mature gardens.

Fully improved and updated in recent months this property boasts some fabulous open plan living and offers extensive accommodation and generous size rooms throughout. Accommodation includes spacious entrance hall, living room, refitted and a fabulous size kitchen/dining room with built in appliances, study/office, utility room, shower room, three good size bedrooms and a refitted bathroom.

Externally the property offers extensive parking with gravelled driveway and fully enclosed and lovely size rear garden.

No chain – viewing highly recommended.

Entrance Hall

Tiled flooring, staircase rising to the first flooring with storage cupboard under and door through to the:

Kitchen/Dining Room

14'2" x 10'10"

Newly fitted kitchen with a range of matching eye and base level storage units and wooden working surfaces over. Inset sink and drainer with mixer tap. Kitchen island with space for bar stools. Integrated appliances to include a fridge/freezer, dishwasher, induction hob with extractor fan above, microwave and oven. Tiled flooring, windows to the front and rear aspects. Opening through to the:

Living Room

14'2" x 10'10"

Good sized living room with radiator, window and external door to the rear.

Utility Room

7'8" x 7'3"

With stainless steel sink with mixer tap, plumbing for a washing machine, useful storage cupboards and an external door leading out to the side of the property. Door leading through to the:

Shower Room

Modern shower room comprising of a walk-in shower, low level WC, hand wash basin with vanity underneath, tiled walls and flooring and obscured window to the side.

Office

7'3" x 7'1"

With radiator and window to the front aspect.

First Floor Landing

With access to airing cupboard. Window to the front aspect.

Bedroom 1

14'4" x 12'4"

Double bedroom with storage cupboard, radiator and window to the rear aspect.

Bedroom 2

14'5" x 11'0"

Double bedroom with radiator and window to the rear aspect.

Bedroom 3

9'3" x 8'3"

With useful storage cupboard, radiator and window to the front aspect.

Bathroom

Luxury three piece bathroom suite comprising a low level WC, hand wash basin, p-shaped bath with shower head attachment over, tiled walls and obscured window to the side aspect.

Outside - Front

Shingled driveway creating ample off-road parking spaces. Lawn area and pedestrian gate through to the rear garden.

Outside - Rear

Enclosed rear garden with patio area, lawn area and wooden garden shed.

Property Information:

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 95 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Superfast available

39Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

About Lidgate:

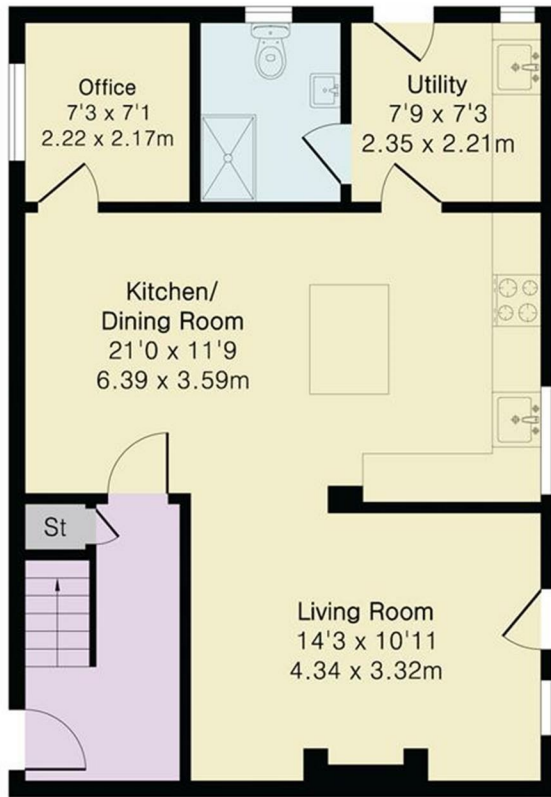
Lidgate is a quaint village known for its peaceful countryside charm. It features historic architecture, including the remnants of a Norman castle and the medieval St. Mary's Church. Surrounded by rolling fields and woodlands, Lidgate offers a serene rural setting, with a close-knit community and scenic walks, making it a quiet retreat steeped in history.



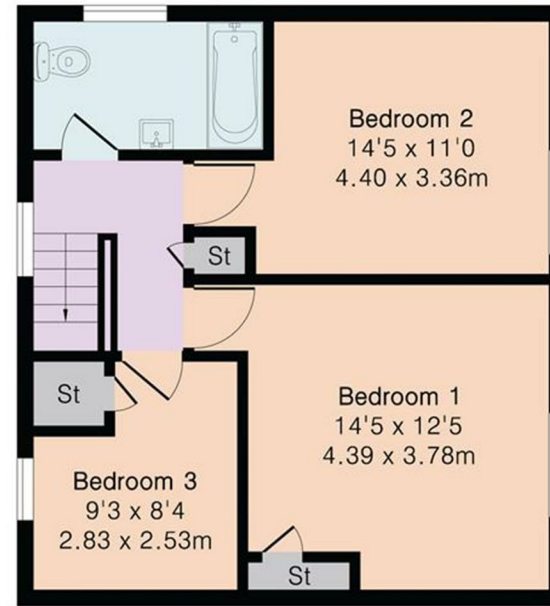
Approximate Gross Internal Area 1130 sq ft - 105 sq m

Ground Floor Area 646 sq ft – 60 sq m

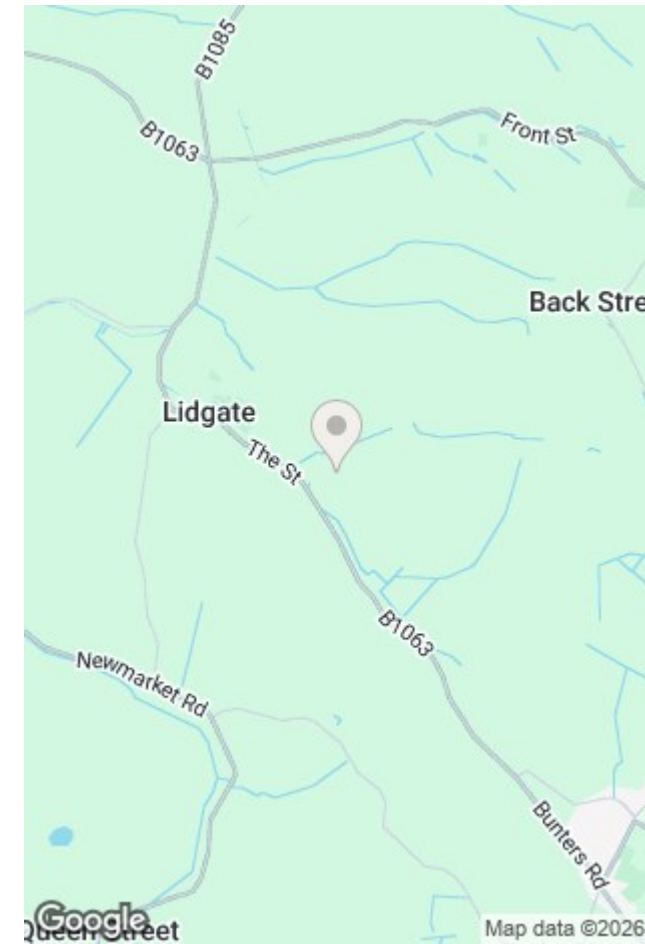
First Floor Area 484 sq ft – 45 sq m



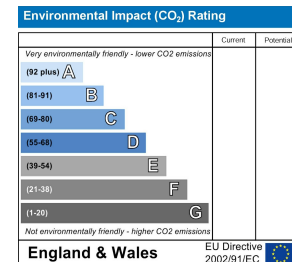
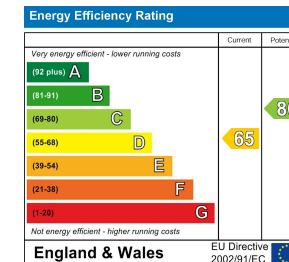
Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



