

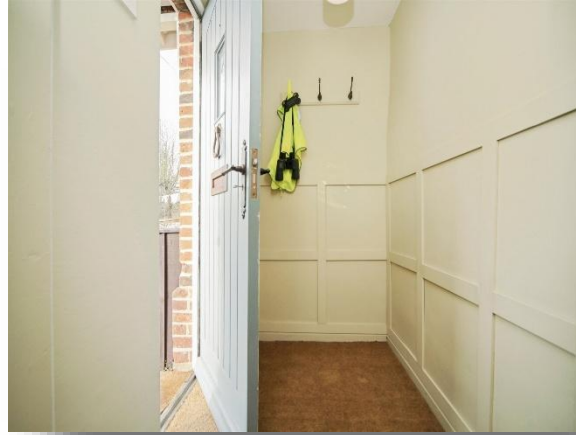


Vicarage Cottages, Bruisyard Saxmundham IP17 2EG

welcome to

Vicarage Cottages, Bruisyard Saxmundham

Set in a rural location, overlooking fields to the front, and with views to the church, is this charming three bedroom mid terrace cottage offer well presented accommodation, parking and gardens.



Oak front door to...

Entrance Porch

Panelled walls, coir mat flooring, door into the...

Living Room

14' 1" x 12' 8" (4.29m x 3.86m)

Window to front, feature brick fireplace with inset wood burning stove and wooden mantel over, shelved alcove to one side, electric heater, tiled floor, door to...

Rear Hallway

With stairs to first floor accommodation with storage under, door to the rear and door to the...

Kitchen / Dining Room

12' 11" x 9' (3.94m x 2.74m)

Fitted with a range of wall and base mounted units with granite and beech worktops and splashback over, one and a half bowl stainless steel sink with mixer tap over, double electric oven and four ring halogen hob with extractor fan above, integrated fridge and freezer, integrated dishwasher and space for a washing machine. Inset ceiling spotlights, wood effect tiled flooring and two windows overlooking the rear garden.

First Floor Landing

With stairs to bedroom three and doors to...

Master Bedroom

14' 6" x 10' 4" (4.42m x 3.15m)

Window to the front offering field views. Built-in wardrobe with solid oak doors and shelved airing cupboard with hot water cylinder.

Bedroom Two

9' 3" x 9' 1" (2.82m x 2.77m)

Window to rear aspect with a view towards the church.

Bathroom

Fitted with a suite comprising low level WC, pedestal wash hand basin, panelled bath with shower screen. Tiled walls, and floor. Obscure glazed window to the rear aspect.

Bedroom Three

12' 4" x 9' 10" (3.76m x 3.00m)

With restricted head height. Vaulted ceiling with exposed timber. Velux window.

Outside

Front Garden

To the front of the property there is an allocated parking space. To the side of this steps lead up to a south facing garden, enclosed by hedging and fencing, which is mainly laid to grass, with shrub and flower beds and path to the front door.

Rear Garden

Enclosed by hedging and fencing and commencing with gravel barbecue area, the garden is mainly laid to lawn with flower and shrub borders to either side, and timber garden shed.



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welcome to

Vicarage Cottages, Bruisyard Saxmundham

- Popular Village Location
- Field Views
- Currently Used as a Successful Holiday Let
- Character Features
- Two Double Bedrooms & Attic Bedroom

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBG109394 - 0005

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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.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk