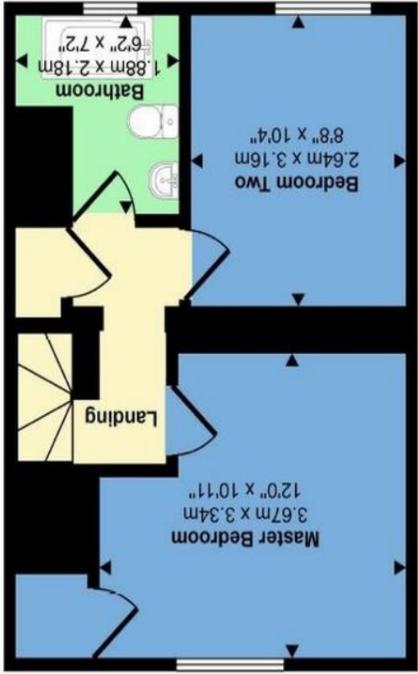




**Druce Estate & Letting Agents Ltd**  
 3 High Street, Leiston,  
 Suffolk, IP16 4EL 01728 833 887  
 sales@druceestateagents.co.uk

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx 33 sq m / 355 sq ft  
**First Floor**



Approx 33 sq m / 359 sq ft  
**Ground Floor**



Approx Gross Internal Area  
 66 sq m / 714 sq ft

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
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## Property Summary

This charming period village 2-bedroom semi-detached cottage is set in an idyllic rambling country garden, with mature trees and scrubs, outbuilding and ample parking. Its convenient location on the edge of the village is close to a variety of shops/ amenities and short drive to the coast and railway station with service to London. Perfect investment or weekend bolthole.

## Property Features

- Two double bedrooms with bathroom upstairs
- Good size kitchen/ diner and lounge and fireplace
- Set in enclosed peaceful garden of 1/4 acre approx with outbuilding
- Ample parking to the front of the property
- Good location on the edge of the village
- Short walk to a variety of shops, restaurants and pubs
- Just 10–15-minute approx drive to the Coast
- Railway station with service to London- Liverpool Street
- Scope to put on your own stamp
- Perfect home to either live in or rent out



## Property Description

**APPROX INTERNAL AREA** 66 SQ M/ 714 SQ FT

Access is via the rear door to

**KITCHEN/ DINING ROOM** 15' 4" x 10' 0" (4.67m x 3.05m) Window to garden, The kitchen has 2 fitted cupboards with a drawer in each and shelving above. They are either side of the kitchen fireplace, built in hob, extractor fan above, oven below. Space for under counter appliance and wall mounted gas fired boiler, quarry tiled floor

**LOUNGE** 12' 1" x 12' 0" (3.68m x 3.66m) Window the front, ornate fireplace, turned to stairs to 1st floor wooden floorboards  
1st floor, landing, windows to rear aspect, airing cupboard.  
Doors to

**BEDROOM 1** 12' 0" x 10' 11" (3.66m x 3.33m) Window to rear, 1 fitted cupboard, wooden floorboards & roof access

**BEDROOM 2** 10' 4" x 8' 8" (3.15m x 2.64m) Window to front aspect, access to the loft and wooden flooring & roof access

**BATHROOM** Window to the front. Panel bath with shower attachment, wc, hand basin and extractor fan.

## Outside

To the front  
A shingled parking area can accommodate ample cars to the front of the property which has a mature hedge dividing the next-door cottage, A pair of wrought iron gates leads to the enclosed rear garden of approx 1/4 acre and path to the kitchen door.

The rear garden is abundant with established trees and shrubs with areas of lawn and both sunny and shady nooks. In the shed includes bread ovens & would make a good studio/ study/ workshop and has a sink, washing machine point and electricity. Perfectly tranquil to either relax or entertain friends and family

## Viewings

By accompanied appointment with a member of staff.

## Local Authority

East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

Tel: 01394 383 789

## Tax Band A

**NB** Items depicted in the photographs are not necessarily included in the sale.

## Services

Electricity, gas, mains drains and water are connected to the property.

## Thinking of moving?

Can we help you with an up-to-date valuation of your

