



DAVID
BURR

1 Thatched Cottages
Boxted, Bury St Edmunds, Suffolk

1 Thatched Cottages, Boxted, Bury St Edmunds, Suffolk, IP29 4JP

Boxted is an attractive rural hamlet with fine parish church. The nearby village of Hartest (1 mile) provides a school, pub and butchers. The market town of Sudbury (6 miles) with its comprehensive facilities and commuter rail link to London Liverpool Street lies about (8 miles) south, whilst the cathedral town of Bury St Edmunds with its extensive range of amenities lies about (10 miles) north.

A charming semi-detached thatched cottage situated in a rural position abutting open countryside with a private off-road parking space.

INTERIOR: There is a charming sitting room with exposed timbers and a window overlooking the front garden and a heavy timber door. A central brick fireplace with the potential to be reinstated. A thumb latch door leads upstairs and with a useful storage cupboard off. A further pine door leads into the kitchen which contains a range of pine base units with work surfaces incorporating a stainless steel sink and with a skylight above and a window overlooking the garden. There is also space for a free-standing cooker and refrigerator and an opening leading into a utility/boot room with plumbing for a washing machine and a door opening onto the garden. There is also a door leading into the bathroom which contains a bath with an electric shower over, a W.C. and a pedestal wash hand basin. Upstairs is a charming double bedroom with a dual aspect outlook over the property's front garden and neighbouring farmland. There is a versatile store room/study/dressing room off the bedroom which could also function as an occasional bedroom.

EXTERIOR: The property benefits from a private off-road parking space and an area of front garden with a path leading up to the front door which is bordered by areas of lawn. A picket gate leads down the side and onto a paved terrace with an attractive area of seating enjoying farmland views adjacent and a useful garden store off.

Agent's Notes

We have been advised that the ridge of the property's thatch is likely to need replacement in around 5 years time but the rest of the roof is currently in reasonable condition. It is for a purchaser to satisfy themselves as to the general condition.

Access to the property will be via a right of way over adjacent land belonging to a third party. For more information please ask the office.

The property is Grade II listed.

SERVICES: Main water and drainage. Main electricity connected. Electric heating by radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band E – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: B

1 Thatched Cottages, Boxted, Bury St Edmunds, Suffolk, IP29 4JP

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



