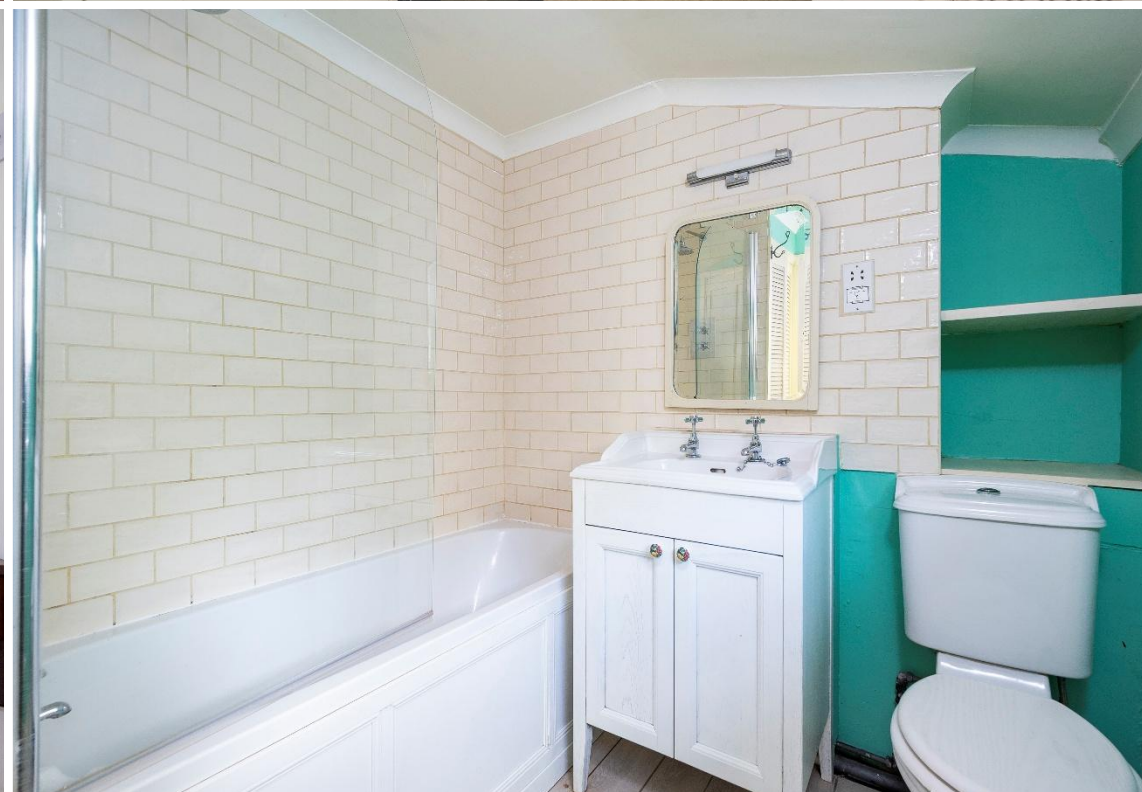




**1 Shrublands Cottages,
Hartest, Suffolk**

**DAVID
BURR**



1 Shrublands Cottages, Shimpling Road, Hartest, Bury St Edmunds, Suffolk, IP29 4ET

Hartest is one of West Suffolk's most favoured villages. The Green, a conservation area, is characterised by its variety of period buildings and amenities include a primary school, pub and village church. The market town of Sudbury with its commuter link to London Liverpool Street is about 10 miles south and the Cathedral town of Bury St Edmunds with its comprehensive amenities, about 9 miles north.

A charming, unlisted mellow red brick Victorian cottage on the edge of one of our areas most highly-regarded villages with private off-road parking and low-maintenance garden.

Accommodation

An entrance porch leads into a charming sitting room with laminate wood effect flooring and a brick fireplace with brick lintel and surround with inset wood burning stove. Plenty of space for seating with recessed alcove providing storage to the left-hand side. The kitchen provides a matching range of base and wall level units with exposed ceiling timbers, an integrated cooker with an electric hob and extractor over and space for free standing appliances. A versatile area to the rear provides space for dining or an additional reception space, with a wood and glass door opening onto the courtyard garden. There is an attractive ground floor bathroom with is largely finished with subway tiles and a bath with shower over, WC and a vanity suite. Upstairs, there is a double bedroom and a further guest bedroom/study.

Outside

To the front and side of the property is a pebble driveway which provides off-street parking for a vehicle and leads onto a private, enclosed courtyard garden finished with stone paving, herbaceous borders and areas of storage.

SERVICES: Main water and drainage. Main electricity connected. Electric fired heating. **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).

TENURE: Freehold

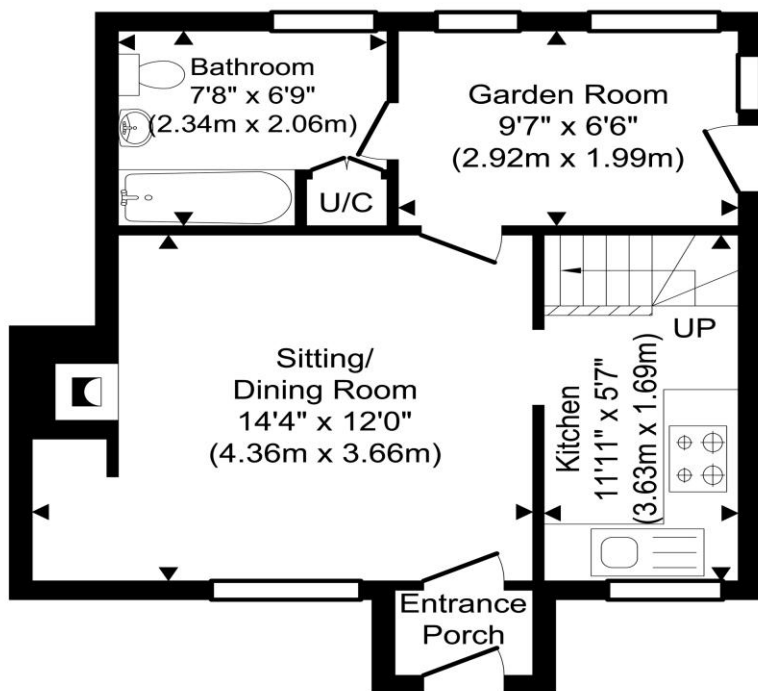
CONSTRUCTION TYPE: Brick

COUNCIL TAX BAND: B

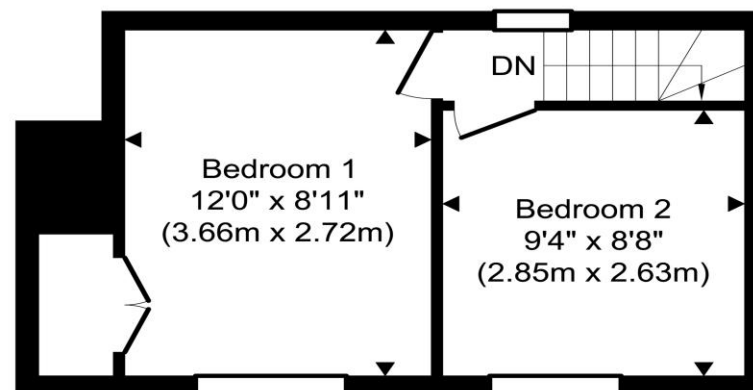
WHAT3WORDS: ///spoils.station.optimists

VIEWING: Strictly by prior appointment only through DAVID BURR.

1 Shrublands Cottages, Shimpling Road, Hartest, Bury St Edmunds, Suffolk, IP29 4ET



Ground Floor
Approximate Floor Area
371.35 sq. ft.
(34.50 sq. m)



First Floor
Approximate Floor Area
232.82 sq. ft.
(21.63 sq. m)

TOTAL APPROX. FLOOR AREA 604.17 SQ.FT. (56.13 SQ.M.)

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