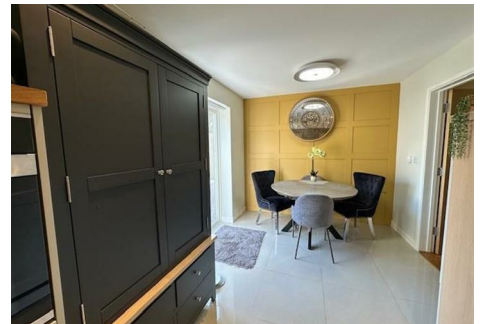


BUCKS

PROPERTY AGENTS



Wren Blacksmiths Road, Cotton, IP14 4QN

Price Guide £300,000

- Three Bedrooms
- Kitchen/Diner
- Air Source Heat Pump
- Solar Panels
- Off Road Parking for Three Vehicles
- Mid Terraced Cottage
- Sealed Unit Triple Glazed Windows
- Underfloor Heating Downstairs
- Shared Driveway
- Village Location

Wren Blacksmiths Road, Cotton IP14 4QN

*****Guide Price £300,000 - £325,000*****

Nestled in the charming area of Blacksmiths Road, Cotton, this delightful cottage offers a perfect blend of modern comfort and traditional character. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is the spacious kitchen diner, designed for both functionality and style. It is an excellent space for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The cottage is equipped with an air source heat pump and underfloor heating downstairs, ensuring a cosy environment throughout the year. Outside, the courtyard-style garden presents a lovely outdoor space, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property boasts parking for up to three vehicles, a rare convenience in such a picturesque setting.

This cottage on Blacksmiths Road is not just a home; it is a lifestyle choice, offering tranquillity while remaining within reach of amenities, Cotton is a small village and civil parish located in the Mid Suffolk and lies within a few miles to the east of Great Eastern main line and to the west of the A140. With a local village hall, methodist church, car dealership and local football team Bacton United. Located four and half miles away from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. Whether you are looking to settle down or seeking a weekend getaway, this property is sure to impress. Do not miss the opportunity to make this charming cottage your own.



Council Tax Band: B



Entrance Hall

With stairs leading to first floor and oak floor.

Sitting Room

With window to front, electric blind, TV point, underfloor heating and oak floor.

Kitchen/Diner

With window to rear, modern range of high and low units, sink and drainer, induction hob with extractor hood and fan, water softener, integrated fridge freezer, integrated washing machine and dishwasher, wood panelling to one wall and porcelain tiled floor.

Cloakroom

With low level W/C, basin over vanity unit, extractor fan and tiled floor.

First Floor Landing

With loft access to part boarded loft with pull down ladder.

Bedroom One

With window to rear, built-in cupboard housing air source heat pump, oak floor and radiator.

Bedroom Two

With window to front, oak floor and radiator.

Bedroom Three

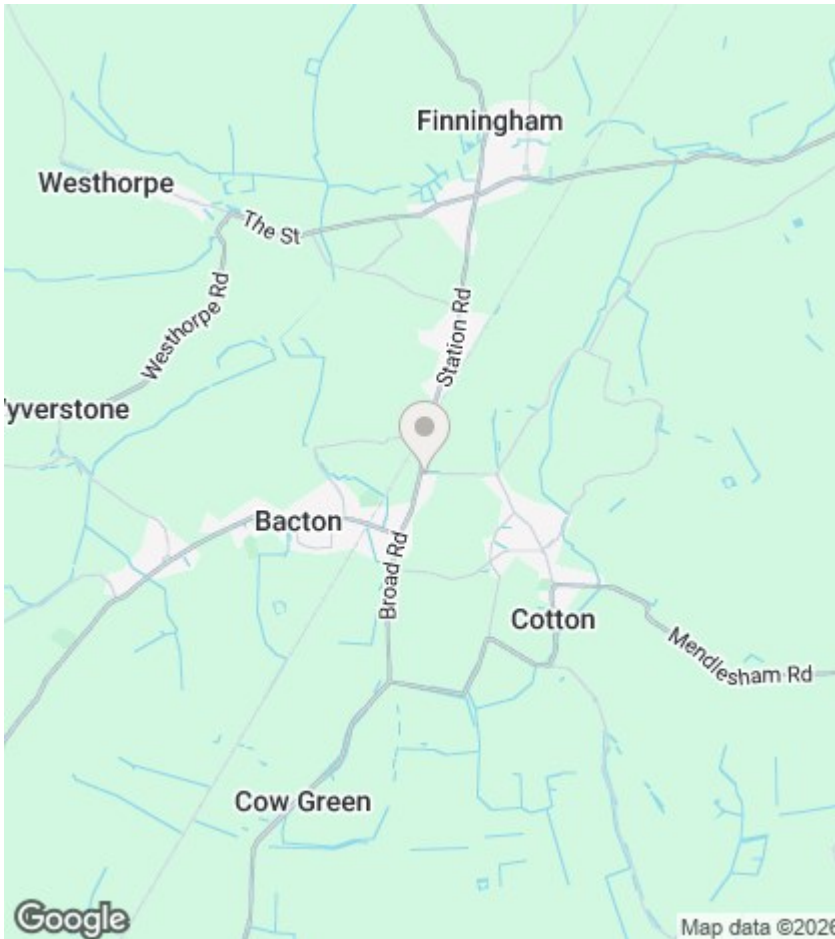
With window to front, oak floor and radiator.

Bathroom

With window to rear, corner shower cubicle, free standing bath, low level W/C, basin over vanity unit, mirror in wall, extractor fan, light sensor, fully tiled walls and floor, underfloor electric heating and heated towel rail.

Outside

To the front of the property is a block paved shared driveway providing off road parking for one vehicle and shrubs. The rear garden comprises of shrubs, trees, shed, artificial grass and a York stone patio area ideal for outside entertaining and for privacy and seclusion is surrounded by fencing. A gate to the rear provides access to a further driveway offering an additional two extra parking spaces.



Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 3rd exit onto Crown St Continue onto Cardinals Rd Slight right onto Spring Row Slight left to stay on Spring Row Turn left onto Newton Rd/B1113 Continue to follow B1113 Turn right onto Blacksmith Rd Destination will be on the left Arrive: Blacksmith Road, Cotton, Stowmarket IP14 4QN, UK

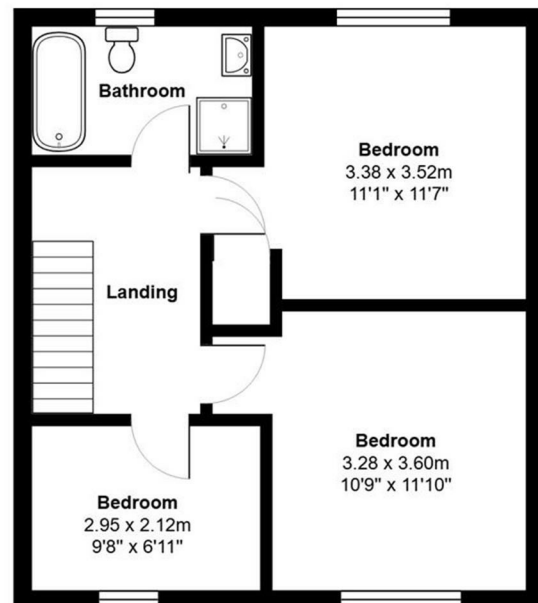
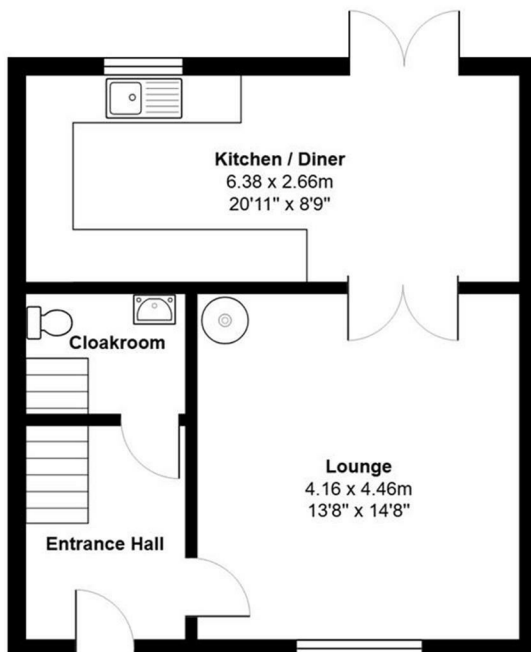
Viewings

Viewings by arrangement only.
Call 01449614700 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 92.9 m² ... 1000 ft²

