



The Street, Hepworth, Bury St Edmunds, Suffolk, IP22 2PX

£270,000 Freehold



CHAIN FREE! This charming, detached period cottage beautifully blends character and modern comfort with many original features and field views. Situated in a quiet village east of Bury St Edmunds, the property offers a warm and inviting sitting room and separate dining room. Both feature log burners, exposed brickwork, timbers and oak flooring. The traditional cottage kitchen overlooks a delightful courtyard, providing a perfect spot to relax. A convenient downstairs cloakroom adds to the practicality of the home. Upstairs, you will find three bedrooms and a stylishly appointed shower room. The outdoor space is just as appealing, with the courtyard garden that leads onto a lawned area with gated access to the parking area. The property needs to be seen to be appreciated. Don't miss the chance to make this gem your new home!

Entrance Hall

4' 1" x 3' 9" (1.239m x 1.155m)

Welcoming entrance with doors to sitting room and dining room.

Kitchen

13' 1" x 4' 11" (3.98m x 1.50m)

A range of wall and base cupboard and drawer units, with work top over. Inset sink and drainer and a induction hob and oven with fan extractor over. Space for washing machine and dishwasher. Exposed beams, tiled flooring. Window to rear.

Sitting Room

11' 2" x 10' 2" (3.40m x 3.10m)

Lovely room with a log burner, exposed brick surround and timbers. Exposed wall and ceiling timbers offering lots of character. Window to front. Radiator.

Dining Room

11' 6" x 10' 6" (3.50m x 3.20m)

Good size room with wood burner, brick fire surround and exposed timbers. Window to front. Radiator.

Rear Hall

4' 11" x 4' 3" (1.50m x 1.29m)

Stairs to first floor with understairs storage, exposed timbers and door to rear garden.

Cloakroom

4' 11" x 2' 11" (1.50m x 0.89m)

WC, wash basin and tiled flooring. Window to rear. Radiator.

Landing

18' 8" x 2' 3" (5.68m x 0.68m)

With exposed wall and ceiling timbers.

Bedroom 1

12' 2" x 9' 2" (3.71m x 2.79m)

Lovely double bedroom with exposed timbers and brick feature wall. Window to front offering field views. Radiator.

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Good size room with exposed beams, window to front. Loft access and radiator.

Bedroom 3

11' 6" x 6' 7" (3.50m x 2.01m)

Exposed timbers, window to rear. Radiator.

Shower Room

11' 10" x 3' 11" (3.60m x 1.19m)

Stylish suite with wood panelling. WC and vanity sink unit. Separate tiled shower cubicle. Beautiful tiled floor. Heated towel rail. Window to rear.

Outside

Garden

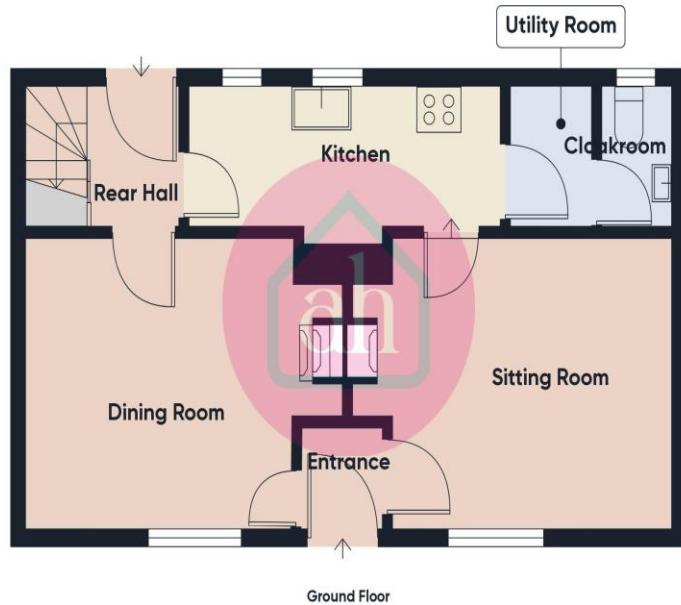
Pretty paved private courtyard garden offering a relaxing space for entertaining. A pathway leads to a separate garden laid to lawn, enclosed by fencing. Gated access to gravel parking area.

Parking

There is a driveway to the left of the property which leads to the parking space with gated access to the rear garden.

Agent's Note

This is not a listed property.



Approximate total area⁽¹⁾
798.04 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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