

DRAFT DETAILS
COBBLESTONES, THE STREET, BRADFIELD COMBUST
BURY ST. EDMUNDS
IP30 0LP

OPEN HOUSE (C & T) present: A refurbished detached Victorian cottage, South of Bury St Edmunds. Porch, Sitting Room - Multi-fuel Stove, Hall/Study Area, Re-fitted Kitchen, Garden/Dining Room, Re-fitted Shower Room, 3 Bedrooms, New Bathroom, Good Size SW-Facing Landscaped Garden Abutting Farmland, Garage & Parking, **VIEW ASAP.**



2173

Price Guide £425,000

**** FULL STAMP DUTY HOLIDAY UNTIL 30/06/21 ****

ENTRANCE PORCH, SITTING ROOM WITH MULTI-FUEL STOVE, HALL/STUDY AREA, GARDEN/DINING ROOM, RE-FITTED KITCHEN, RE-FITTED SHOWER ROOM, 3 BEDROOMS, NEW BATHROOM, GOOD SIZE SW-FACING LANDSCAPED GARDEN ABUTTING FARMLAND, GARAGE & PARKING, POTENTIAL FOR EXTENSION (SUBJECT TO THE NECESSARY PLANNING PERMISSIONS - PREVIOUS PLANNING PERMISSION LAPSED), UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, WELL PRESENTED, NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

DIRECTIONS : Proceed out of Bury St Edmunds on the A134 towards Sudbury. Continue through Sicklesmere and on towards Bradfield Combust. The property is located on the right, just before the bend to the right and Ixer Lane on the left. We understand that viewers may park near the green area, off Ixer lane.

ENTRANCE PORCH : Approached via a UPVC part glazed panelled front door. Tiled floor, UPVC windows to both sides, glazed panelled door to:

SITTING ROOM : 3.96m (13'0") x 3.84m (12'7") The focal point being a fireplace with surround, oak mantle and inset multi-fuel stove, standing on a raised hearth, oak laminate floor, TV point, radiator, UPVC window to front. Opening to:

HALL/STUDY AREA : 3.91m (12'10") x 1.63m (5'4") Max into recess Oak laminate floor, stairs to first floor, understairs storage cupboards with telephone point, Study recess, radiator, UPVC window to front.

KITCHEN : 4.17m (13'8") + recess x 2.46m (8'1") Re-fitted with range of pale grey 'Shaker' style base units, oak work surfaces and upstand splashbacks, inset single drainer sink unit with mixer tap, Stoves 'Range' style cooker with induction hob and electric double oven and grill, integrated fridge/freezer, built-in pantry/storage cupboard, 'Pull-out' larder unit, tiled floor, storage recess, LED downlights. Large open hatch and arch to:

GARDEN/DINING ROOM : 3.89m (12'9") x 3.43m (11'3") Oak Breakfast Bar, oak window sills, tiled floor, LED downlights, radiator, insulated roof, radiator, UPVC windows to sides and rear, aluminium glazed Bi-fold doors to rear garden.

SHOWER ROOM : 2.46m (8'1") Max into recess x 1.63m (5'4") Re-fitted with white suite comprising tiled double shower enclosure with shower controls, wc, pedestal wash basin with mixer tap, tiled walls, tiled floor, storage recess, LED downlights, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to rear.

FIRST FLOOR LANDING : Loft access, built-in storage cupboard.

BEDROOM 1 : 3.68m (12'1") x 3.05m (10'0") Built-in double wardrobe, radiator, UPVC double glazed window to front, with fitted internal shutters.

BEDROOM 2 : 3.58m (11'9") x 2.49m (8'2") Radiator, UPVC window to rear.

BEDROOM 3 : 2.69m (8'10") x 2.49m (8'2") Radiator, UPVC window to rear.

BATHROOM : 2.59m (8'6") x 1.75m (5'9") inc to 2.39m (7'10") Newly fitted with modern white suite comprising 'Slipper' bath with freestanding 'Swan-neck' style mixer tap and shower attachment, wc, vanity unit with oval wash basin with 'Swan-neck' style mixer tap, tiled and mosaic tiled splashbacks, wood effect vinyl floor, radiator, UPVC window to front, with fitted internal shutters.

OUTSIDE : To the front the garden is enclosed by a brick wall and is laid mainly to lawn with a brick pathway to the front door and an outside water tap. A driveway and turning area providing vehicular standing for up to two cars leads to a detached **GARAGE: 4.98m (16'4") x 3.51m (11'6")**, with power and light connected and personal door to the side. To the other side of the property, there is an additional grassed area, with potential parking space, adjacent to the field. A gate provides side access to the good size attractive **SOUTH-WEST** facing landscaped rear garden. This is enclosed by fencing and hedging, being laid principally to lawn with well stocked

beds and borders, two large raised decking/seating areas, ornamental pond, sunken fire pit, shingle pathways, and abuts farmland to the side and rear. To one side there is a Chicken Run and Hen Coop, where the chickens could remain, if desired. There is also a **GARDEN STORE** and adjoining **LOG STORE**, and an external oil-fired combination boiler.

AGENT'S NOTE: We understand that there has been previous planning permission for a two-storey extension to the side, which has subsequently lapsed. It is thought that it could still be feasible, subject to the necessary planning permissions being obtained again.

BURY ST EDMUNDS AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.





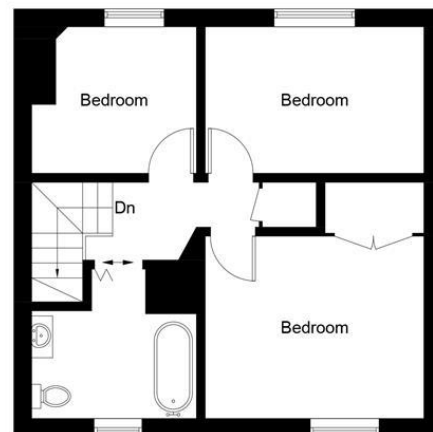


Cobblestones, Bradfield Combust, IP30 0LP

Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)

COBBLESTONES THE STREET BRADFIELD COMBUST IP30 0LP		Energy rating D
Valid until 9 May 2031	Certificate number 9505-3006-1205-6109-2200	

Property type

Detached house

Total floor area

122 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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