The Street, Pakenham

Sheridans

The Street, Pakenham IP31 2JU

Guide Price £425,000

Delightful 3 bedroom extended cottage in the heart of the picturesque village of Pakenham.

Understood to date back to the 17th century and complemented by a more recent two storey rear extension, this charming home provides a surprising level of much improved accommodation enhanced by pretty rear gardens, off road parking and a superb superb separate art studio/home office.

Original features included a wealth of exposed timbers, studwork and a fine Inglenook fireplace with wood burning stove and the accommodation currently in brief comprises: entrance door opening to entrance hall with cupboard and stairs off to first floor with under stairs storage area. Off the hall is the splendid heavily timbered sitting room displaying a wealth of exposed timbers, door and windows to front and a huge Inglenook fireplace, original bread oven and wood-burner. Open studwork leads to the dining room, creating an ideal space for entertaining with exposed timbers and windows to front and side. The kitchen breakfast room is a light and airy space, with French doors to the south facing rear gardens and fitted with a range of units complemented by built-in appliances, tiled floor and recessed ceiling spotlights. A family bathroom completes the ground floor accommodation.

On the first floor is a landing with airing cupboard and built in wardrobe cupboard and doors leading to three comfortable bedrooms including the principal bedroom with window to rear and a recently remodeled en-suite shower room, completing the first floor accommodation.

Outside

To the side of the cottage is a pair of timber gates opening to a driveway providing off road vehicle parking and access to the detached studio/home office creating a brilliant space to work/relax with stylish aluminum Bi-fold doors. The south facing rear gardens are a particular feature being stocked with numerous mature trees, shrubs and flowering plants. Within the gardens is a timber garden store, a large useful shed with light and power, low level brick retaining walls and a paved terrace creates an outdoor area for entertaining whilst enjoying a good degree of privacy, particularly during the summer months. Although this is a wonderful garden for keen gardeners it has been designed with low maintenance in mind however there is still further scope for creativity.

Location

The cottage is situated in the centre of this desirable and picturesque village, with its local amenities including stores/post office, village hall, parish church and best known for its two historic mills, a Watermill and Windmill. Pakenham also offers a toddler group, various events throughout the year including wine tasting and the local public house (The Fox). Pakenham is situated approximately six miles to the north east of the historic market town of Bury St Edmunds and provides excellent access to the A14 dual carriageway linking the east coast ports, Newmarket, Cambridge and London via the M11 motorway.

Directions

When entering Pakenham from the direction of Bury St Edmunds and Great Barton, proceed down The Street where the house will be found on the left-hand side.

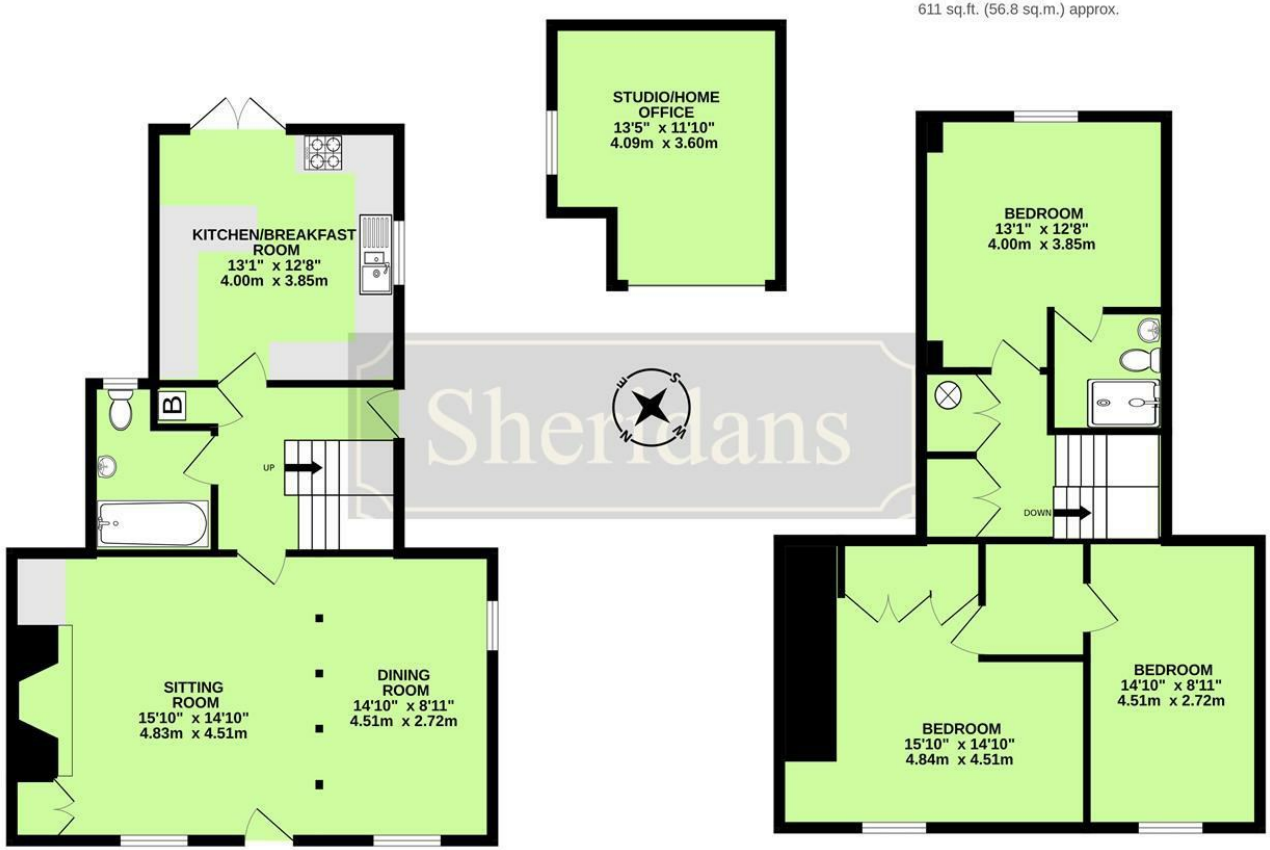
Services

- Entrance hall
- Sitting room with Inglenook fireplace
- Dining room
- Kitchen/breakfast room
- Three bedrooms
- Bathroom, remodeled en-suite shower room to principal bedroom
- Many original features
- Off road parking
- Delightful south facing gardens with studio/home office
- Picturesque village centre setting

Mains electricity, water and drainage are connected. Oil fired central heating.
Council Tax: West Suffolk Band: D
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk for rivers and seas. Medium risk for surface water. (There has been no history of flooding in the last 5 years)

GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1408 sq.ft. (130.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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