

Felsham Road, Bradfield St. Clare, Bury St. Edmunds

Sheridans









Felsham Road, Bradfield St. Clare, Bury St. Edmunds IP30 0EQ

Guide Price £465,000

Pretty as a picture, this charming Grade II Listed detached thatched cottage occupies a delightful corner plot of approximately 0.47 acres (sts) and is offered to the market with no onward chain. A rare opportunity to acquire a quintessential cottage full of charm and character, enjoying a substantial plot, detached garage and excellent potential to further enhance and personalise a truly special home.

Constructed with a timber frame beneath a traditional thatched roof, the cottage retains a wealth of period features including exposed beams, Inglenook fireplaces and charming historical details throughout. Sitting centrally within its generous plot, the property enjoys attractive gardens and a wonderful sense of privacy.

The well proportioned accommodation is both bright and welcoming. A particularly impressive double-aspect sitting room benefits from an inglenook fireplace, exposed beams and an abundance of natural light, creating an ideal space for relaxing and entertaining. This flows through to a cosy dining room/snug featuring a second inglenook fireplace, exposed brick flooring and a door leading to the front of the property.

The kitchen/breakfast room is fitted with a range of cupboards and incorporates an eye-level double oven, gas hob and space for a fridge/freezer along with integral pantry cupboard and additional storage cupboard housing the boiler. An inner lobby provides access to the ground floor bathroom, cloakroom/utility room and conservatory. Overlooking the gardens, the conservatory is a delightful addition, enjoying windows to all aspects and French doors opening directly onto the outside space, making it an ideal spot from which to enjoy the surrounding gardens throughout the year.

On the first floor are two generous double bedrooms, together with a third bedroom accessed through one of the principal bedrooms. The third bedroom also offers excellent potential to be converted into an additional bathroom or dressing room, subject to any necessary approvals.

Outside
A particular feature of the property is its stunning mature plot extending to approximately 0.47 acres (subject to survey). The gardens are predominantly laid to lawn and well-stocked with an array of established shrubs, plants and mature trees, creating an attractive and private setting. A driveway provides ample off-road parking and leads to a detached garage, which also incorporates a useful office space, ideal for those working from home or in need of additional storage and power.

Location
Bradfield St Clare is a picturesque and highly regarded Suffolk village, surrounded by attractive countryside yet remaining conveniently positioned for access to nearby market towns and amenities. The village enjoys a strong sense of community and offers a peaceful rural lifestyle whilst benefitting from excellent connectivity. The neighbouring villages of Great Whelnetham and Bradfield Combust provide a range of local amenities, whilst the historic market town of Bury St Edmunds lies approximately 7 miles away and offers an extensive selection of shopping, dining, leisure and educational facilities. The town is renowned for its striking cathedral, architecture and vibrant market square. For commuters, the area is well placed for access to the A14, providing links to Cambridge, Ipswich and the wider road network. Mainline rail services offer connections to Cambridge, London and beyond. Surrounded by beautiful Suffolk countryside with an abundance of walking, cycling and riding routes nearby, Bradfield St Clare combines the charm of village life with the convenience of excellent amenities close at hand, making it a highly desirable location for a wide range of buyers.

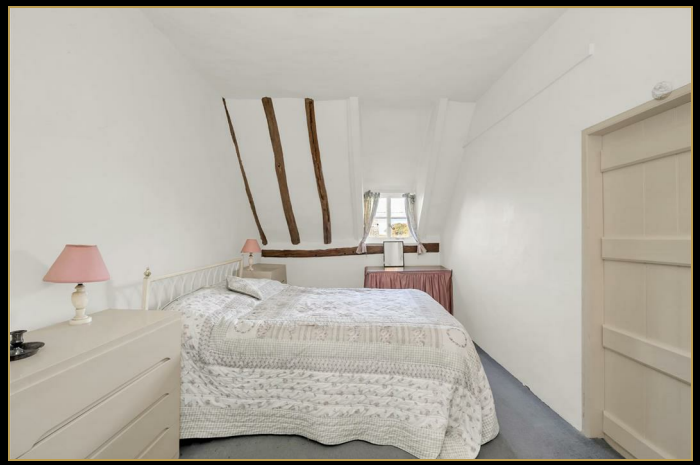
- CHAIN FREE, wealth of features, versatile accommodation
- Two double bedrooms and a single
- Large garden, garage, ample parking
- Charming well presented home
- Two reception rooms, conservatory, kitchen/breakfast room
- Scope to update/extend (stpp)
- Large garden
- Garage
- Popular village location
- Easy access to amenities

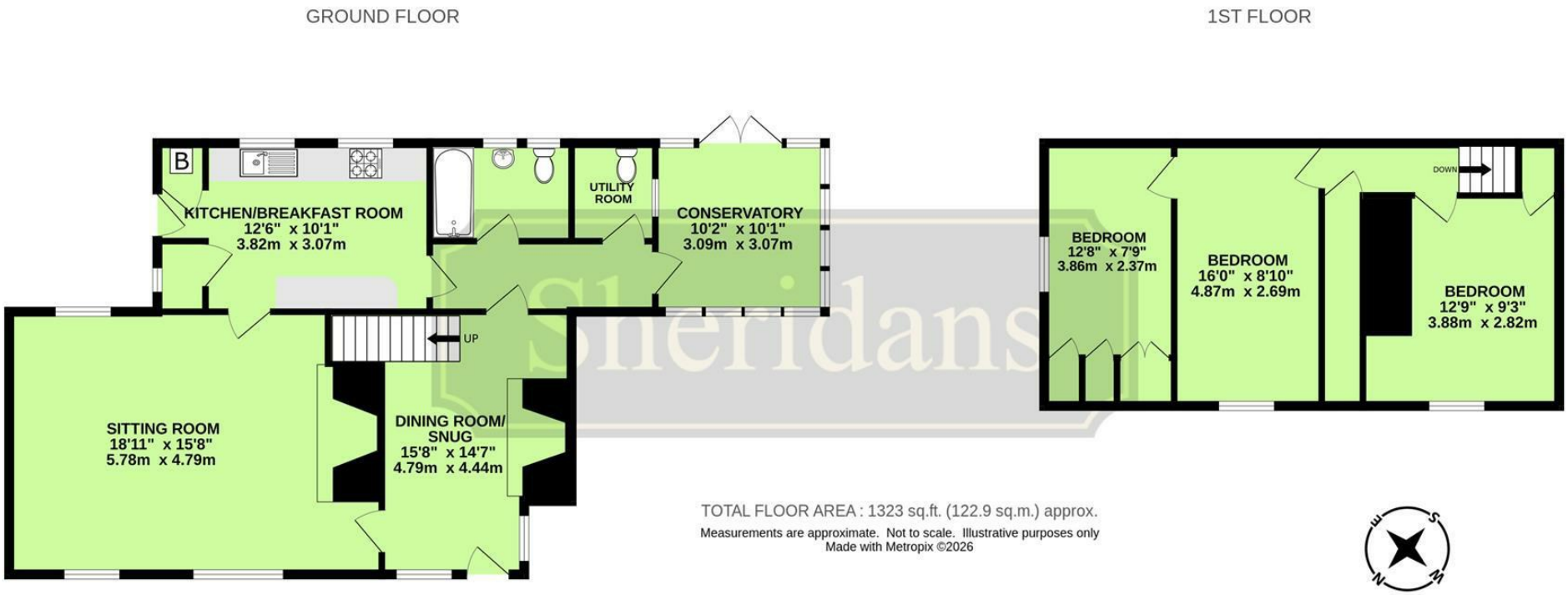
Directions
3 What Words ///sensibly.september.family

Services
Mains electricity, water and drains are connected. Calor Gas LPG central heating.
Council tax band: Mid Suffolk - Band - E
Broadband speed: Up to 80 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk (Source gov.uk)
Grade II Listed









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.

Sheridans Estate Agents

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The Property Ombudsman

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