High Street, Stansfield, CO10 8LN

CHEFFINS

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A delightful cottage situated in the heart of the village of Stansfield. The property has undergone extensive renovation by the current owners and now boosts a wealth of period features complementing the modern Kitchen & Bathroom suite. The property is situated on an attractive plot with generous private rear gardens and outbuildings.

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Guide Price £450,000

LOCATION

Stansfield is a small village south of Bury St Edmunds in West Suffolk with a population of approximately 221 people. The nearest town is the delightful market town of Clare approximately 4
miles away. Stansfield is surrounded by beautiful rolling countryside with a large choice of walks. Stansfield has a village hall which has recently been renovated and a playing field. The village church is called All Saints Church.

ENTRANCE PORCH
Door to front overlooking attractive cottage gardens, window to side, engineered oak flooring.

LOUNGE
Beautiful dual aspect room with three windows, exposed wall and ceiling timbers, there is an open red brick fireplace in the centre of the room with access either side into dining area. electric underfloor heating. wall uplighters, engineered oak flooring.

DINING ROOM
Exposed wall and ceiling timbers, red brick fireplace with cast iron wood burning stove, stairs to landing, open timbers into kitchen area. Underfloor heating, two windows overlooking cottage style gardens to front, under stair cupboard, engineered oak flooring.

KITCHEN/BREAKFAST ROOM
Country style re fitted kitchen with a range of matching wall and base units with solid beech wood worksurfaces, Belfast style sink with mixer taps, space and plumbing for appliances, extractor hood, travertine tiled flooring with under floor heating, windows to rear and side, inset spotlights. door into:

CONSERVATORY
UPVC construction, door to rear gardens, tiled flooring.

LANDING
Exposed wall and ceiling, eaves storage, window to rear.

BEDROOM ONE
Exposed wall and ceiling timbers to valuated ceiling, dual aspect room with windows to front and rear flooding room with light, built in storage, underfloor heating, window to front.

BEDROOM TWO
Exposed wall and ceiling timbers, built in storage, underfloor heating, window to front.

BATHROOM
Exposed wall and ceiling timbers, low level WC, vanity wash hand basin, free standing bath with taps built into the wall and shower over, natural stone tile to flooring and wall, window to rear, underfloor heating.

OUTSIDE
Front: Attractive cottage style gardens shared with the neighbouring thatched cottage. The property owns the right-hand side of garden from the pathway. There is cast iron gated access with re brick pathway. the remainder is mainly laid to lawn with flower bed borders.

Rear: The rear gardens are an asset to the property offering a wealth of privacy with generous gardens split into three sections. There is a shingled driveway with timber gated access leading to a shingled seating area. The garden then opens out to an expanse of lawn with flower bed borders. At the back of the gardens is a good sized Indian sandstone patio with built in BBQ area, A timber built garden office/summer house with power and light connected perfect for enjoying summer evenings.

OUTBUILDING

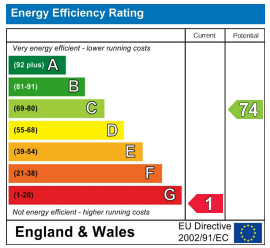
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

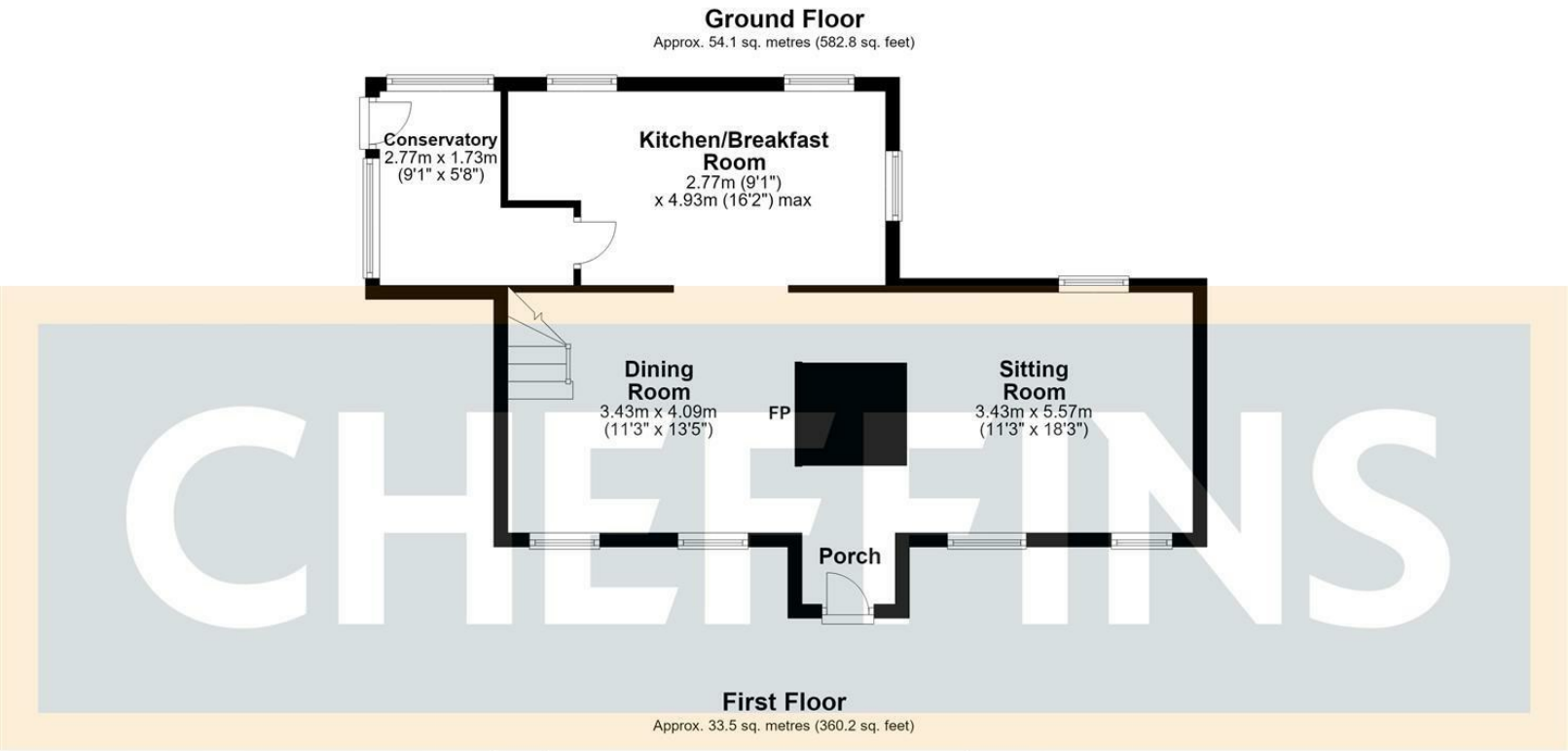


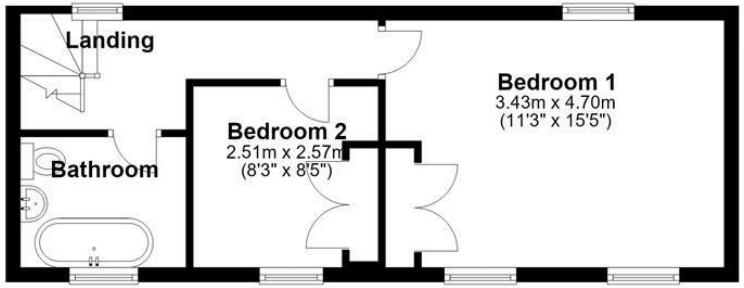
Guide Price £450,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk





Total area: approx. 87.6 sq. metres (943.0 sq. feet)

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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