



Pages Lane, Lower Green, Bury St. Edmunds, IP28 6NJ

**CHEFFINS**



## Pages Lane, Lower Green

Higham, Bury St. Edmunds,  
IP28 6NJ

- Detached Thatched Cottage
- 4 Bedrooms - 2 Bathrooms
- 2 Reception Rooms
- Exceptional Character
- Oil Central Heating
- Garage & Carport
- Attractive Gardens
- Semi-Rural Location
- Available Now
- Recently painted and new flooring

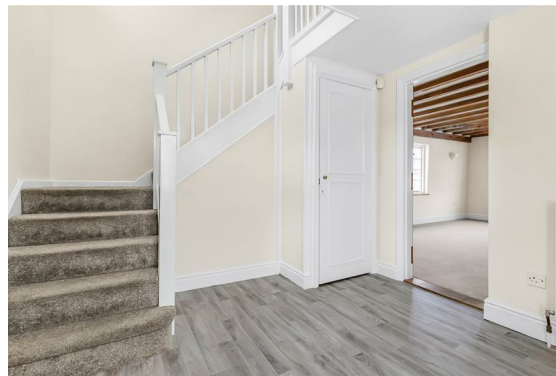
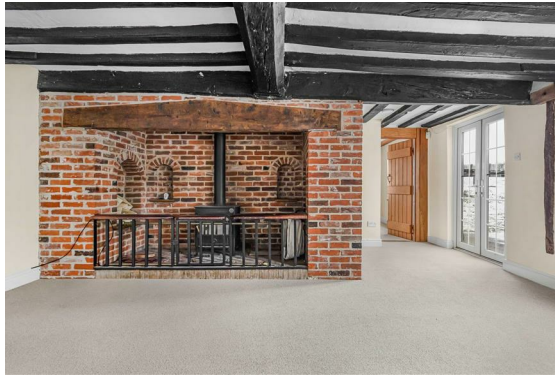
A 4 bedroom detached period thatched cottage standing in a delightful rural location at the end of a no through road. The property benefits from 2 reception rooms, 4 bedrooms and 2 bathrooms on the first floor and a ground floor cloakroom. Additional features include oil fired central heating, a garage and carport, attractive gardens and views over open farm land. EPC E. Available Now.

4 2 2

£2,300 PCM







## LOCATION

HIGHAM is a small rural village split into three parts: Lower Green, Middle Green and Upper Green. This picturesque village is conveniently positioned to provide excellent access to the A14 dual carriageway, linking to Bury St Edmunds, Newmarket, Cambridge and London via the M11 motorway.

## ENTRANCE HALL

with 2 half glazed entrance doors, stairs leading to first floor, under stairs storage cupboard, radiator.

## BOOT ROOM

with deep ceramic sink, built in cupboard, window to front aspect.

## CLOAKROOM

with low level WC, built-in cupboard, window to front aspect.

## FAMILY ROOM

with open fireplace with brick surround, wood book case and shelving, radiator, wall light points, window to side and rear aspects.

## LIVING ROOM / DINING ROOM

with inglenook fireplace with brick hearth, bressumer beam, radiator, window to side aspect, pair of French doors leading to rear garden.

## KITCHEN / BREAKFAST ROOM

with 1.5 bowl stainless steel sink and drainer, fitted base and wall mounted units, worktops and tiled splash backs, tiled flooring, AGA range, exposed oak beams, windows to front and side aspects.

## UTILITY ROOM

with Grant oil fired central heating boiler, deep ceramic sink, window to front aspect, pantry cupboard with window to side aspect.

## PANTRY

## FIRST FLOOR LANDING

with airing cupboard, low level built-in cupboards, window to side aspect.

## BEDROOM 1

with hand basin with mixer tap, 2 double built-in cupboards, radiator, window to rear aspect.

## BEDROOM 2

with built-in cupboard, radiator, window to side aspect.

## BEDROOM 3

with radiator, window to rear aspect.

## BEDROOM 4

with radiator, window to rear aspect.

## BATHROOM

with bath with mixer tap and shower attachment, pedestal hand basin, low level WC, tiled splash backs, radiator, window to side aspect.

## BATHROOM 2

with bath with shower, pedestal hand basin, low level WC, tiled splash backs, radiator, window to side aspect.

## OUTSIDE

The property is attractively situated at the end of a no through road, leading to a shingled driveway and parking area. There is a single garage and a double carport. The garden is laid to lawn with hedge borders and a paved patio area.

## Letting Agents Notes

Deposit - £2653.00

Holding Deposit - £530.00

EPC - E

Council Tax - F

Square Footage -2012.85

For more information on this property please refer to the Material Information brochure on our Website.














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



£2,300 PCM  
Council Tax Band - F  
Local Authority - West Suffolk







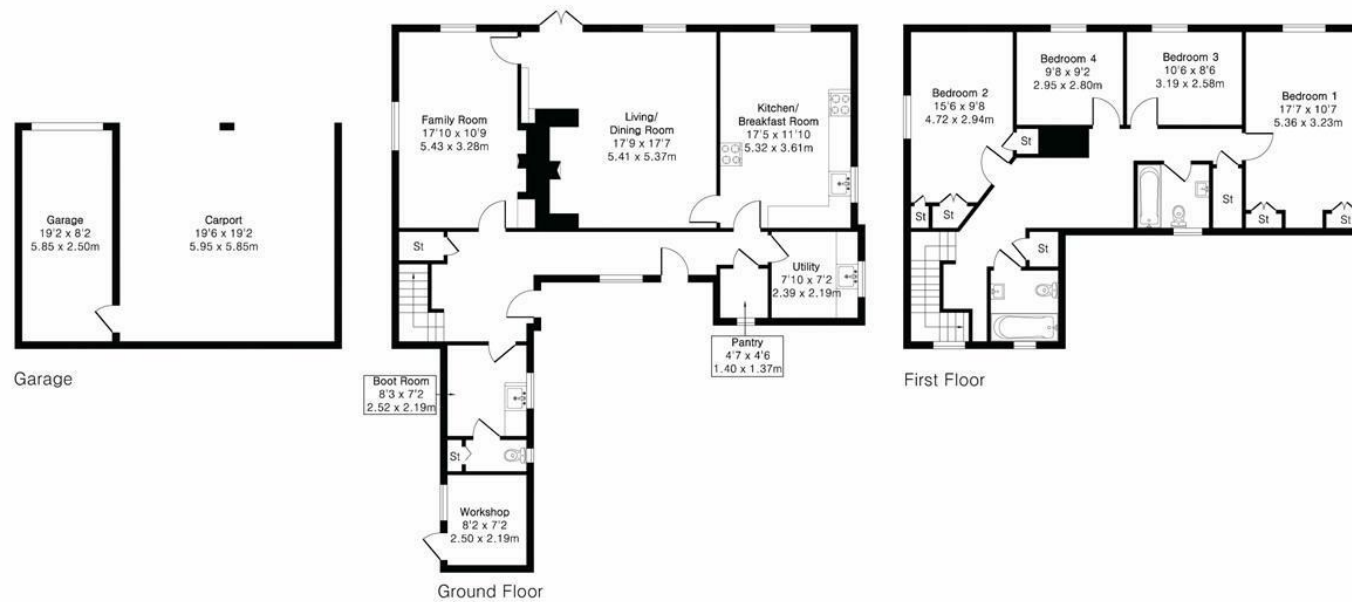


**Approximate Gross Internal Area 2044 sq ft - 190 sq m  
(Excluding Garage)**

Ground Floor Area 1176 sq ft – 109 sq m

First Floor Area 868 sq ft – 81 sq m

Garage Area 157 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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

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



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