



Lyndhurst, Gedding Road, Drinkstone, Bury St Edmunds, IP30 9TD

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ESTABLISHED 1966

**Lyndhurst
Gedding Road
Drinkstone
Bury St Edmunds
IP30 9TD**

DELIGHTFUL 2-BEDROOM SEMI-DETACHED COTTAGE WITH LARGE STUDIO

GUIDE: £275,000 *freehold*

ENTRANCE PORCH • SITTING ROOM • DINING ROOM •
KITCHEN • STUDY/SINGLE BEDROOM • BEDROOM •
BATHROOM • LARGE STUDIO

This delightful semi-detached cottage sits on the edge of the pleasant rural village of Drinkstone, yet closer to the village hall, etc. The property, which until recently has been let, has the following accommodation, arranged over two floors, comprising entrance porch leading to beamed sitting room with large inglenook fireplace with brick surround, tiled hearth and bressummer beam (the wood burner is not in use and chimney sealed). The open studwork leads through to a tiled floor dining room with French doors leading out to the rear, adjacent to which is the kitchen enjoying views across the garden, with a matching range of cream modern shaker-style wall and base units, within which can be found space and plumbing for a washing machine, free-standing oven and hob with a fitted hood above and tiled splashbacks. Completing the ground-floor is a study/single bedroom 2.

On the first-floor can be found the bedroom with its exposed timbers, brick chimney breast, and eaves storage. Adjacent to which is the family bathroom, half-tiled with a matching white suite of wall-hung basin, WC, corner bath with mixer tap shower attachment, shelved cupboard and towel rail.

Outside

The property has its own gravel drive leading to ample parking for multiple vehicles, the remainder is predominantly



lawned with a small picket fence. To the rear of the property is a brick-edged gravelled seating area with steps leading up to a lawn and formal flower beds.

Agent's Note

Please be advised the garden, whilst tidy, would benefit from further TLC.

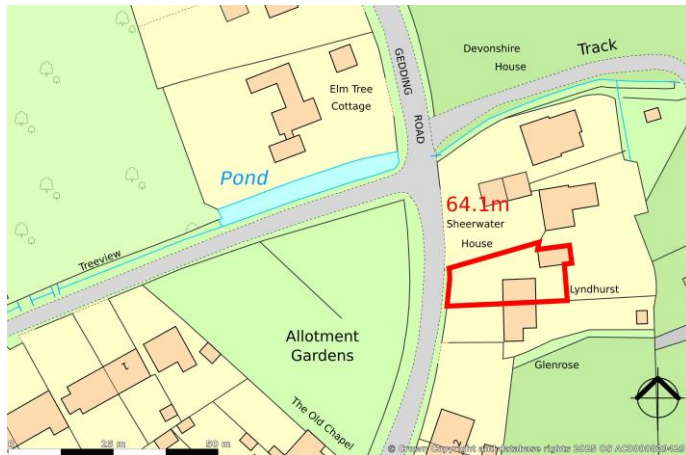
Completing the property is a large studio formed from the original garage 13'1 x 25' (3.99m x 7.79m).

Agent's note

Whilst electricity has previously been connected in the studio, it is currently disconnected and will require reconnection.

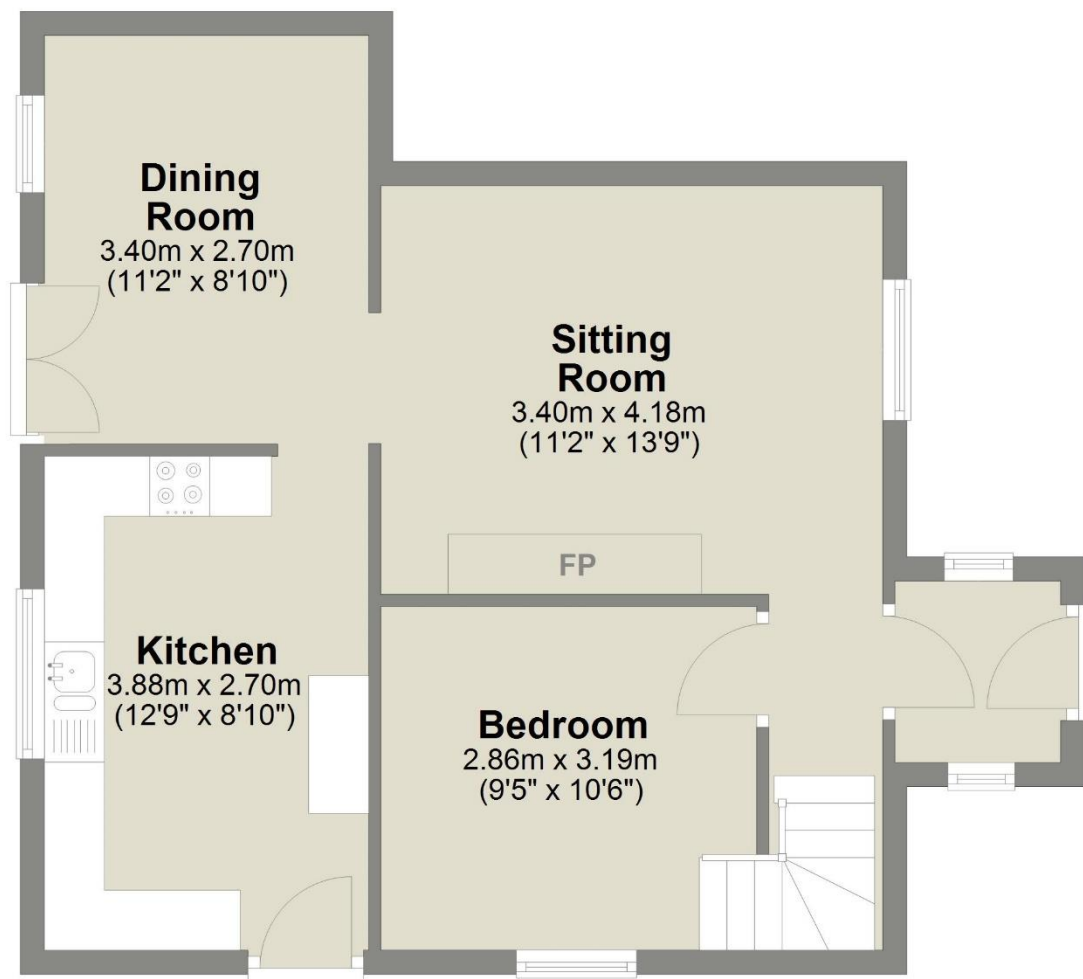
GENERAL INFORMATION

- Mains water, drainage and electricity. Oil-fired central heating.
- Council Tax – Band C – Mid Suffolk - £1,877
- EPC E
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- What3words: sideboard.receive.belong
- Covered well in drive
- Period secondary-glazed leadlight windows



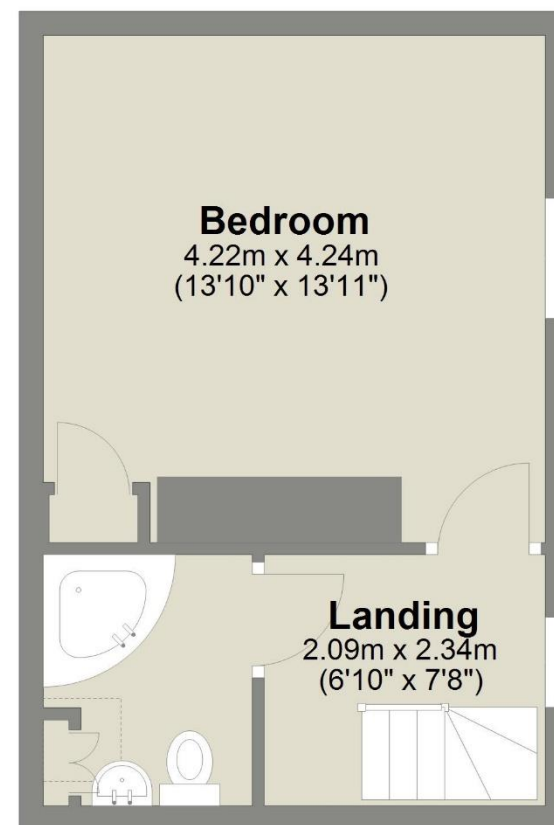
Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



First Floor

Approx. 27.0 sq. metres (291.1 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

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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