



THE STREET | LIDGATE

*Period Cottage Offered with No Chain*

# THE STREET | LIDGATE

Guide Price £425,000 Freehold

## FEATURES

- Beautiful detached period thatched cottage
- Not Listed – offering excellent flexibility
- Potential to extend (STPP)
- Three bedrooms plus study area
- Two reception rooms with stunning double-sided inglenook fireplace wood-burning stove
- Excellent access to Cambridge, Newmarket & Bury St Edmunds
- No onward chain
- Highly desirable village location

## DESCRIPTION

Charming Detached Thatched Cottage | No Onward Chain | Potential to Extend (STPP)

Nestled in the picturesque village of Lidgate, this delightful detached three-bedroom thatched cottage offers an abundance of character, charm and exciting potential. Surprisingly not Listed, the property retains many beautiful period features including exposed beams, an impressive inglenook fireplace with a double-sided wood-burning stove, whilst offering scope to extend (subject to the necessary planning permissions).

The accommodation comprises two welcoming reception rooms, a conservatory overlooking the garden, a fitted country-style kitchen, ground floor bathroom, three generous first-floor bedrooms and a useful study area, ideal for home working. Outside, secure gated parking provides space for several vehicles, whilst the enclosed gardens offer a peaceful setting to relax and enjoy village life.

Located in one of Suffolk's most sought-after villages, surrounded by open countryside and beautiful walks, yet within easy reach of Newmarket, Cambridge and Bury St Edmunds, this charming home offers the perfect blend of rural living and commuter convenience.



## ACCOMMODATION

Lounge 13'10" × 11'10" (4.24m × 3.63m)

Dining Room 13'10" × 11'2" (4.24m × 3.42m)

Kitchen 13'10" × 8'5" (4.24m × 2.58m)

Conservatory / Sun Room 8'0" × 8'0" (2.44m × 2.45m)

Downstairs Bathroom 5'4" × 8'2" (1.64m × 2.50m)

Bedroom 1 12'2" × 11'5" (3.71m × 3.50m)

Bedroom 2 9'4" × 11'2" (2.86m × 3.41m)

Bedroom 3 9'6" × 8'11" (2.90m × 2.72m)

Study 9'4" × 5'3" (2.86m × 1.61m)

### Outside

Off road parking for several cars, enclosed gardens mainly laid to lawn with single area to the rear. The garden extends to a further area with a greenhouse and storage shed.







# Thatched Period Cottage in Sought After Village Location



01638 750241

Council Tax Band : E

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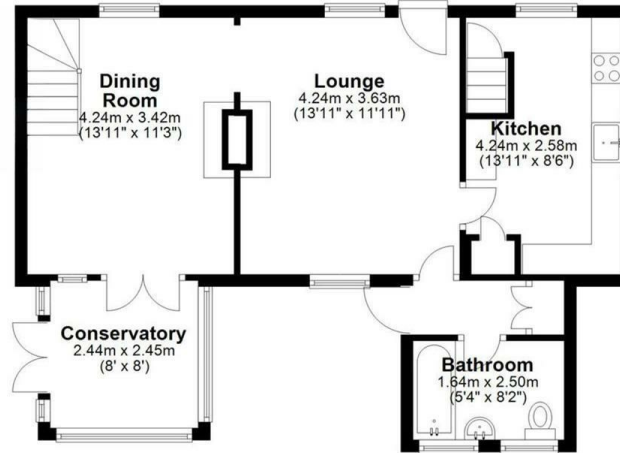
**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

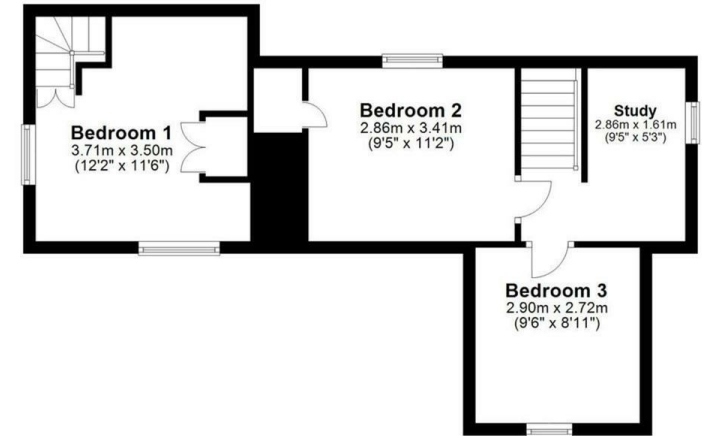
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**Ground Floor**  
Approx. 54.7 sq. metres (588.8 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)

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>			
(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		<b>70</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		