



**Rosedene  
Stradishall, Suffolk**

**DAVID  
BURR**

# Rosedene, The Street, Stradishall, Suffolk CB8 8YW

Stradishall is a small village situated approximately 5 miles North West of the market town of Clare, which offers a comprehensive range of facilities including shops, doctor's surgery, public houses and hotels etc. A wider range of recreational and shopping facilities can be found in the nearby racing towns of Newmarket and historic Bury St Edmunds both approximately 10 miles. Addenbrookes Hospital is 24 miles and Cambridge centre 27 miles. There are excellent road links to other major towns and London via the A14/A11.

A charming Grade II Listed semi-detached thatched cottage situated in a sought after village location overlooking adjacent paddocks. The property has retained many original period features with exposed beams and brick herringbone flooring, complemented by a modern kitchen and detached garden studio. All set within mature gardens with parking and a single garage.

## A charming semi-detached Grade II Listed cottage with detached garage and studio.

Entrance into:

**ENTRANCE HALL** With brick herringbone flooring, stairs rising to the first floor.

**SITTING ROOM** A charming and characterful room featuring a brick fireplace with woodburning stove and cupboards to side, wood floor and exposed beams.

**STUDY** With exposed beams, brick herringbone floor and outlook over the front garden.

**REAR LOBBY** With quarry tiled flooring and door leading to the rear.

**KITCHEN** With a range of units under worktops with a 1.5 bowl sink inset. Appliances include an AEG double oven and four ring gas hob, space for a dishwasher, fridge and freezer, outlook over the rear garden.

**BATHROOM** Fitted with a WC, washbasin, tiled shower cubicle, bath with shower attachment over and a heated towel rail.

### First Floor

**LANDING BEDROOM** Features exposed beams and outlook to the side.

**BEDROOM 1** A charming room with exposed beams and outlook to the front of the paddocks.

### Outside

The property sits behind a pretty front garden which is lawned with mature rose borders continuing to the side of the property. There is parking for 2 vehicles leading to the single **GARAGE** with light and power connected and laundry room to the rear featuring cupboards, plumbing for a washing machine, space for a tumble drier and space for a fridge/freezer. The rear gardens are an asset to the property with an extensive paved terrace with steps leading up to the lawn flanked by mature beds and borders with further paved dining terrace. A brick pathway leads to another decked terrace area and a vegetable garden featuring two garden sheds. There is a useful detached **Studio/Summerhouse** featuring a bar and seating area with French doors opening to the rear.

**TENURE:** Freehold.

**SERVICES:** Main drains, electricity and gas-fired heating.

**NOTE:** None of the services have been tested by the agent.

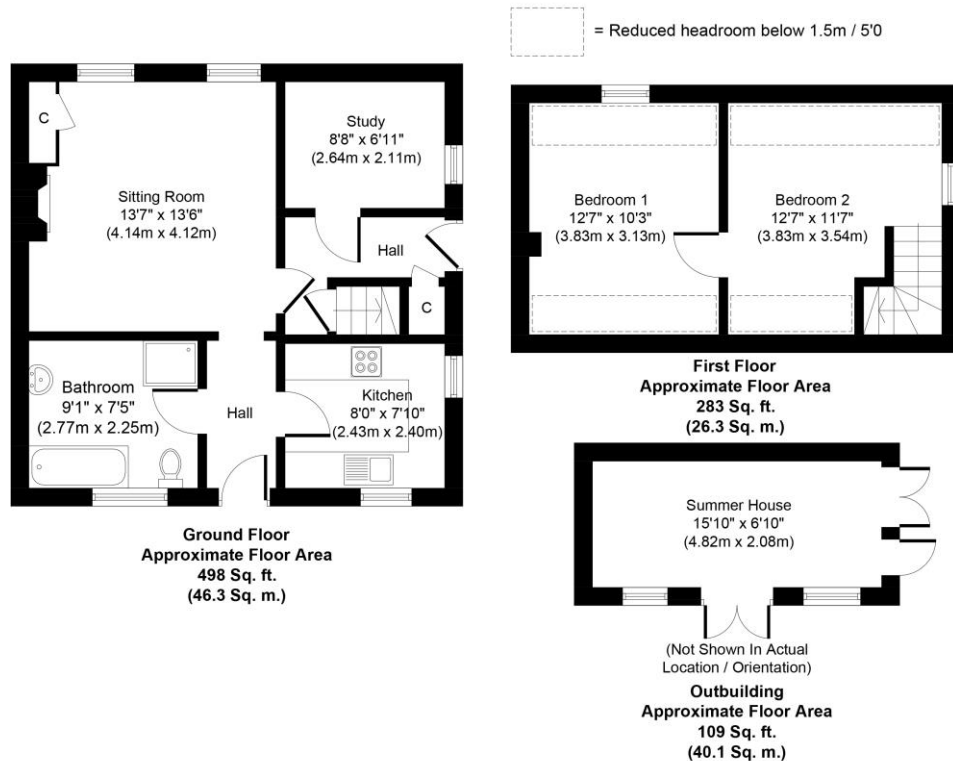
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**LOCAL AUTHORITY:** West Suffolk Council.  
Council Tax Band: C. £1,708.85 per annum.

**EPC RATING:** N/A.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

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