



**1 New Maltings Cottage,  
Thorpe Morieux, Suffolk**

**DAVID  
BURR**



# 1 NEW MALTINGS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NG

Thorpe Morieux is a pretty, rural village, characterised by winding lanes and cottages. The village enjoys close links with Lavenham, only 3 miles away and provides a broad range of amenities. The Cathedral town of Bury St Edmunds is about 10 miles away and access to the A14 trunk road about 9 miles, giving fast access to Cambridge, Ipswich, Stanstead airport and London beyond. A commuter rail service is available at both Stowmarket (12 miles) and Sudbury (9 miles).

A spacious three-bedroom semi-detached house in an idyllic setting surrounded by far-reaching countryside views with a newly fitted kitchen and bathroom. The property enjoys a private rear garden with ample off-road parking as well as a garage and further useful outbuildings. **NO ONWARD CHAIN.**

## A three-bedroom semi-detached house with private rear garden, off-road parking and far-reaching countryside views.

**ENTRANCE HALL:** Stairs leading to first floor and doors leading to:-

**SITTING ROOM:** 13'1" x 12'0" (3.99m x 3.66m) Large window overlooking front garden and countryside views beyond, open fireplace with Suffolk white brick surround.

**DINING ROOM:** 12'6" x 10'6" (3.81m x 3.20m) A double aspect room with views over the front garden.

**KITCHEN:** 12'0" x 7'11" (3.66m x 2.41m) A newly fitted shaker style kitchen with roll edge worktop and attractive tile splashback, integrated one-and-a-half sink with mixer tap with space for cooker, washing machine, dishwasher and fridge/freezer. Views over the rear garden and countryside beyond. Door leading to:-

**Inner Hall:** Glass panel door leading to rear garden, large walk-in pantry and further useful storage space found in the boiler room. Door leading to:-

**CLOAKROOM:** WC.

### First Floor

**LANDING:** Large airing cupboard with shelving and doors leading to:-

**BEDROOM 1:** 13'1" x 12'1" (3.99m x 3.68m) A light spacious room with window overlooking the front garden and far-reaching countryside views beyond. Built-in wardrobe with hanging rail and shelving.

**BEDROOM 2:** 12'5" x 10'7" (3.78m x 3.23m) A generous second bedroom with far-reaching countryside views and built-in wardrobe with hanging rail and shelving.

**BEDROOM 3:** 8'11" x 8'1" (2.72m x 2.46m) Built-in wardrobe with hanging rail and shelving with views over the rear garden and countryside beyond.

**BATHROOM:** A newly fitted three-piece suite consisting of a close coupled WC, wash hand basin, large panel bath with overhead shower, shower screen and attractive tile surround.

# 1 NEW MALTINGS COTTAGE, THORPE MORIEUX, SUFFOLK, IP30 0NG

## Outside

To the front you will find a gravel driveway that provides ample **OFF-ROAD PARKING** with an established hedge boundary and picket fence gate with footpath leading to front door with the rest of the garden being predominantly laid to lawn. Beyond the parking you will find a **GARAGE: 17'5" x 12'2"** (5.31m x 3.71m) and **WORKSHOP: 15'11" x 8'4"** (4.85m x 2.54m) with two useful outside stores.

The rear garden is predominantly laid to lawn with established hedge boundaries abutting fields and picturesque countryside views beyond.

**SERVICES:** Private water and drainage. Main electricity. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Band D – A copy of the energy performance certificate is available on request.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**COUNCIL TAX BAND:** C

**TENURE:** Freehold.

**WHAT3WORDS:** <https://what3words.com/overhear.arrives.countries>

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





