



**4 Forge Cottages, School Road,
Pentlow, Suffolk**

**DAVID
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4 FORGE COTTAGES, SCHOOL ROAD, PENTLOW, SUDBURY, SUFFOLK, CO10 7JU

Pentlow is an attractive rural village dominated by the Rev. Bull's 19th Century tower folly. The market town of Sudbury with its commuter rail link to Liverpool Street is about 5 miles away, whilst Cambridge is about 35 minutes' drive to the west. A range of local amenities including shops, schools and restaurants can also be found in nearby villages Clare and Long Melford.

A charming two-bedroom character property offering spacious accommodation over three floors with picturesque countryside views to both the front and rear sitting within pretty landscaped grounds with off-road parking. The property is being offered with **NO ONWARD CHAIN**.

A delightful two-bedroom character property with landscaped grounds and off-road parking.

ENTRANCE PORCH: An inviting space with tongue and groove panelling and glass panel door leading to:-

KITCHEN/BREAKFAST ROOM: 12'1" x 11'11" (3.68m x 3.63m)
A light room with window overlooking the front garden. The kitchen is fitted with a range of matching shaker style cupboards with a wood effect worktop incorporating a ceramic sink with drainer unit and mixer tap, ceramic hob with extractor above, eye-level oven, dishwasher and an attractive tile splashback. There is also a further space for a fridge/freezer and washing machine. Your attention in this room is immediately drawn to the large exposed soft red brick fireplace with oak bressumer beam and oak surround with inset log burner and brick hearth.

Inner Hall: Two large double cupboards, understairs storage cupboard, stairs leading to first floor and solid wood and glass panel door leading to:-

SITTING ROOM: 13'5" x 12'1" (3.99m x 3.81m) This is a wonderfully light room with glass sliding doors leading to a terrace seating area with pretty views over the garden beyond with oak shelving unit with electric wood effect burning fireplace.

BATHROOM: A three-piece suite consisting of a large panel bath with mixer tap, pedestal wash hand basin, WC and heated towel rail.

First Floor

LANDING: Doors leading to:-

MASTER BEDROOM: 11'7" x 11'2" (3.53m x 3.40m) Window to the front offering countryside views with space for a large double bed and other bedroom furniture with Jack and Jill door leading to:-

EN-SUITE: A newly fitted suite consisting of a close coupled WC, large walk-in shower cubicle with attractive tile surround, wash hand basin with vanity unit and matching tile surround and mixer tap.

BEDROOM 2: 8'4" x 7'1" (2.55m x 2.17m) A cleverly designed guest bedroom with pull down bed and picturesque views over the rear garden as well as paddocks and countryside beyond. Jack and Jill door leading to en-suite. Stairs leading to second floor.

LOFT ROOM: 15'4" (max) x 12'3" (max) (4.68m x 3.73m) A spacious room that is currently utilised as a bedroom with Velux window overlooking the rear garden and paddocks beyond.

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Outside

To the front of the property you will find a block paved drive that provides **OFF-ROAD PARKING** with hedge boundary and access to the front door.

To the immediate rear of the sitting room you will find a paved seating area providing a great space for entertaining and to enjoy the garden from with a well-established vine pergola leading onto a path that leads to the rear of the garden with well-established raised colourful borders either side. To the rear of the garden you will find a further paved seating area with garden store and paddock views beyond and further large outside store adjoining the rear of the property.

SERVICES: Main water. Private drainage. Main electricity. Electric 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: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: B

TENURE: Freehold

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.



