



Lime Tree Cottage, Kates Lane, Wetherden, Stowmarket, Suffolk, IP14 3LE

FEELS LIKE HOME – We loved everything about this individual detached house and are confident you will too.

Occupying a very pleasant village setting, the property offers a generous range of accommodation and is being sold with the benefit of having **NO UPWARD CHAIN**.

- Spacious and well appointed detached house
- Hall, cloakroom, study, dining area, sitting room
- Fitted kitchen, utility, garden room
- Master bedroom with en suite, 3 further bedrooms
- Garage, carport, attractive private gardens
- Ensuite, cloakroom and family bathroom

Guide Price £450,000





General Information

Lime Tree Cottage occupies a delightful non-estate setting, close to the village centre yet away from noise and traffic. Wetherden is a picturesque traditional Suffolk village with a strong sense of community mostly centred around the pre-school, church, village hall and public house/restaurant. The neighbouring village of Elmswell provides a more extensive range of amenities including shops and schools. The A14 is within easy reach providing a fast route to Bury St. Edmunds (11 miles) and Stowmarket (4 miles) which has a mainline rail link to London Liverpool Street.

The property was built in 1996 and has been owned since new by the previous occupants – testament if needed as to what a lovely house it is to live in. The accommodation is decorated in a neutral colour scheme which adds to the feeling of light and space. Heating is provided by an oil fired boiler and there is sealed unit glazing within wooden frames.

On the ground floor: A traditional solid oak porch gives access to a useful entrance lobby with a cloakroom off. There is a good-sized study with quality fitted cupboards and shelving. The dining area opens up into a large dual aspect sitting room with an exposed brick fireplace feature. The kitchen is another very light and spacious room and is fitted with a range of built-in cupboards and worktop surfaces. There is an integrated dishwasher, NEFF oven, induction hob, cooker hood, fridge freezer and water softener. A utility room leads off the kitchen and provides ample appliance space. Finally, there is a pleasant garden room which provides the perfect space to relax.

On the first floor: A light and bright landing area gives access to the family bathroom and all 4 bedrooms. The master bedroom includes a range of quality fitted bedroom furniture and has an adjoining en suite shower room. Bedroom 2 is another comfortable double room and again includes fitted wardrobes. Bedrooms 3 and 4 are either smaller double rooms or generous singles.

Outside

The property occupies a slightly elevated position behind fence enclosed gardens which are laid to lawn and planted with a variety of shrubs. A double 5 bar gate opens onto the driveway which gives access to both the carport and the detached garage which has light and power connected. A side access leads to the enclosed rear gardens which afford an excellent degree of privacy and seclusion. Laid again to lawn with a sheltered patio area the gardens include an ornamental pond and quality greenhouse and are planted with a lovely range of specimens flowering shrubs and trees.

Directions

From Bury St. Edmunds travel East along the A14 dual carriageway towards Stowmarket. Continue past the exit for Elmswell and Woolpit taking the next slip road signposted Wetherden (junction 47A). Stay on this road until you see the signpost for Wetherden and take the left turn into Park Road. Continue straight over the staggered crossroads into Church Street. After passing the Church take the road immediately on the left into Kates Lane. This is a one way street and doubles back from the direction you came. The property will then eventually be found on the right hand side.

Entrance Lobby

Cloakroom

Study 11'8 max, 9'8 min x 6'11 (3.56m max, 2.95m min x 2.11m)

Dining Area 11'0 x 10'4 (3.35m x 3.15m)

Sitting Room 20'11 x 12'6 (6.38m x 3.81m)

Kitchen 11'0 x 9'10 (3.35m x 3.00m)

Utility

Garden Room 8'1 x 5'9 (2.46m x 1.75m)

First Floor

Master Bedroom 13'8 x 12'6 (4.17m x 3.81m)

En Suite Shower

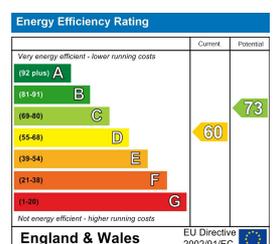
Bedroom 2 11'0 x 10'4 (3.35m x 3.15m)

Bedroom 3 11'8 x 6'11 (3.56m x 2.11m)

Bedroom 4 10'4 x 6'10 (3.15m x 2.08m)

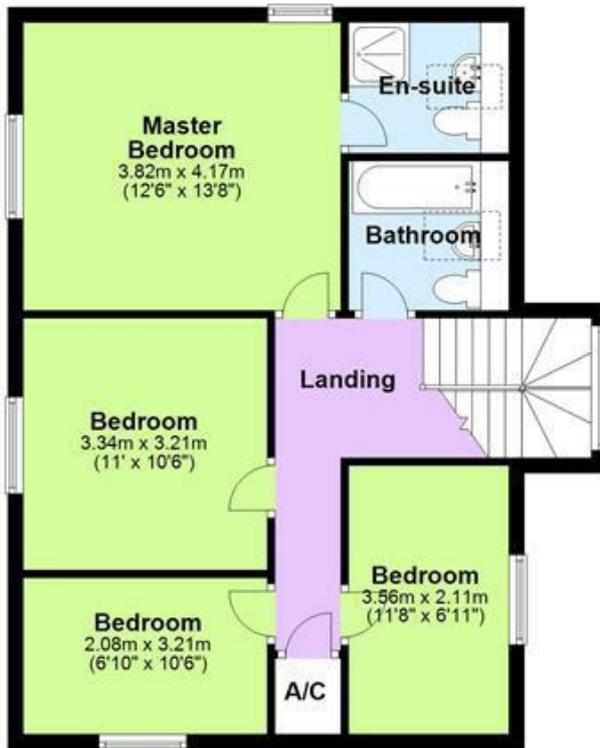
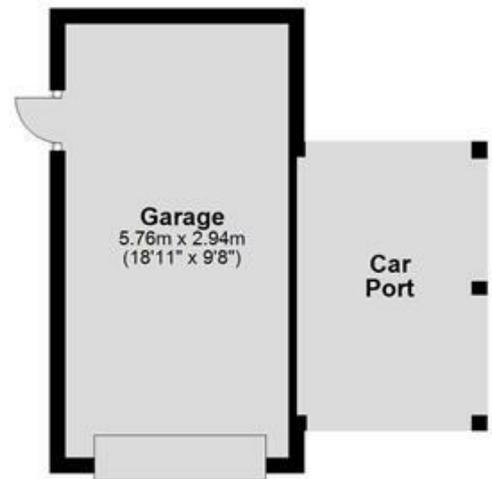
Family Bathroom

Garage 18'11 x 9'8 (5.77m x 2.95m)





Ground Floor



First Floor

