



**2 Cordell Cottages,
Shimpling, Suffolk**

DAVID
BURR

2 Cordell Cottages , Little Chadacre, Shimpling, Suffolk, IP29 4HL

Shimpling is a popular village full of interesting cottages and period houses, many of which were built in the 19th Century by Thomas Halifax, a wealthy London banker and great benefactor of Shimpling. There is a thriving village pub, social club and Parish Church with All Saints Primary School located in Lawshall approximately 2.5 miles distant. The Cathedral town of Bury St Edmunds (9 miles) and the market town of Sudbury (8 miles) both provide an extensive range of amenities, schooling for all ages and the latter, a commuter rail link to London's Liverpool Street Station.

This spacious three bedroom detached house occupies an elevated position with wrap around garden, enjoying far reaching countryside views, in the highly regarded village of Shimpling.

The Property

To the ground floor, you are initially greeted by a welcoming entrance hall off the entrance porch, with useful understairs cupboard with doors leading to both the sitting room and kitchen/dining room. This sitting room sits from front to back with wonderful views across the rear garden and countryside beyond, with a neighbouring well-served shaker style kitchen with dining area and patio doors leading onto the garden. Beyond here, is a downstairs shower room as well as a service door to the garage, which is of a generous size, with useful vestibules offering further storage and door to rear garden.

To the first floor, there are three generous double bedrooms with the master bedroom sitting from front to back with side field views, with the second bedroom picture framing the wonderful field views to the rear. These rooms are serviced by a family bathroom with a large bath and airing cupboard off the landing.

Outside

To the front of the property, accessed via a five bar gate, you will find a large shingled driveway providing ample off-road parking and access to the garage, with the front garden being predominately laid to lawn with established hedgerow boundaries, leading round to the rear garden, where you will find two terraced seating areas, useful storage shed and wide expanse of lawn abutting open fields.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating by radiators. **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: ///

VIEWING: Strictly by prior appointment only through DAVID BURR.

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