

Bychoice

ESTATE AGENTS



Church Lane, Whatfield

£1,750

Property Summary

Available Now - Part Furnished. Bychoice are delighted to offer this charming, 3 bedroom period thatched cottage nestled in the heart of Whatfield, just off church lane. The Property enjoys gardens to front & rear, ideally suited to a keen gardener.

- 3 Bedrooms
- Kitchen
- Garden Room
- Garage
- Off road Parking
- Front & Rear Gardens



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GARDEN ROOM:

13'5" x 10'2" (4.10 m x 3.10 m)

Electric underfloor heating. Tiled flooring. Timber framed construction with glazing and pitched glazed roof. Shutter Blinds. Hanging lighting. Twin 2 seater settees. Wooden coffee table. Dining table & 4 chairs. Power points. Two pairs of double glazed French windows.

BEDROOM 3 (GROUND FLOOR):

12'6" x 11'2" (3.80 m x 3.40 m)

Radiator to front aspect. Tiled hearth with solid oak bressumer. Wall lights. Solid wood floor. Storage/hot water tank cupboard to side aspect. exposed beams and timbers to walls and ceilings. Built in wardrobe with double wooden doors. Wooden bedframe with mattress. Part glazed stable door giving access to rear garden. Power points. Window to front aspect. Door to ensuite.

AGENTS NOTE:

- This property is part furnished, unfortunately this is non-negotiable.
- This landlord does not accept pets.

LIVING ROOM:

17'9" x 12'10" (5.40 m x 3.90 m)

Radiators to front and rear access. Inglenook fireplace with wood burning stove, tiled hearth and solid oak bressumer. Solid wood floor. Power points. Exposed beams to ceilings and walls. shelving with display cabinet over. Solid wood standing drawer cabinets. 4 seater settee. 3 seater settee. Wall lighting. Windows to front and rear aspects.

KITCHEN:

14'5" x 12'2" (4.40 m x 3.70 m)

Antique style radiator. Rangemaster duel fuel oven with extraction hood over. Butler Style sink with chrome mixer tap and cupboard under, integrated dishwasher, washing machine and upright fridge/freezer. Range of solid oak worksurfaces with cupboards under and display cabinets/cupboards over. Original Bread oven to back of sitting room fireplace. Spot lighting. Tiled floor and part tiled walls. Part glazed stable door leading to rear garden. Wooden framed glazed doors to garden room.



BATHROOM:

Chrome style ladder radiator. Low level flush WC. Hand wash basin with mixer tap and under cupboard. Corner enclosed shower cubicle with glass screen. Storage cupboards with Oak Bessemer over.

UPSTAIRS WC:

Pedestal hand basin with waster fall style mixer tap. Mirror over with electric shaver point and wall mounted lamp. Extraction fan to rear aspect. Macerator WC. Low level window to rear aspect.

BEDROOM 1:

12'6" x 11'6" (3.80 m x 3.50 m)

Radiator. Solid wood bedframe with mattress. Power points. Dresser table. Bedside cabinet. Built in wardrobe. Table lamps & ceiling light. Windows to front and side aspects.

OUTSIDE:

Gardens to the front and rear with suited flower beds and shrubbery borders. Chip slated pathway. Patio sitting area with metal table & chairs. Oil tank. Wooden single seater garden chairs. Wooden shed/workshop. Garage & parking for 2 cars.

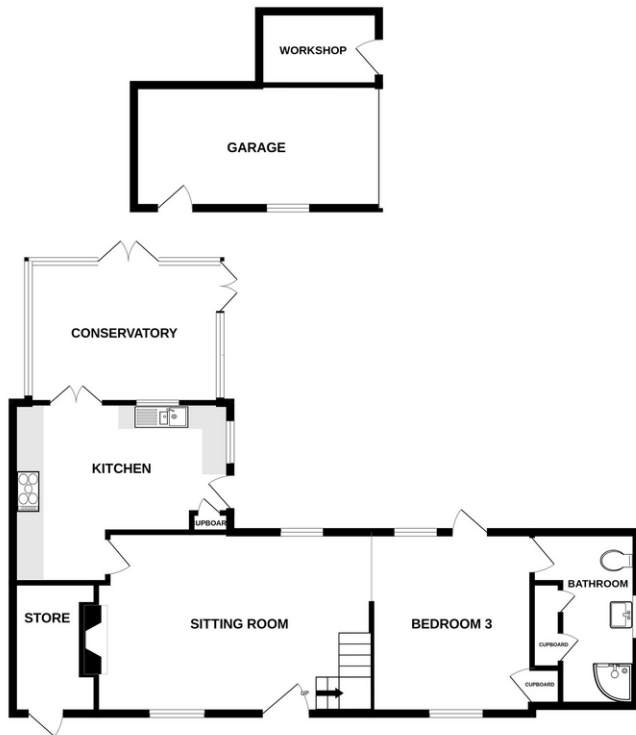
BEDROOM 2:

11'2" x 7'10" (3.40 m x 2.40 m)

Radiator. Wooden bedframe with mattress. Overhead cupboard. Storage cupboard to side aspect. Window to front aspect.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

Tenure:

Council Tax Band: D

Local Authority: Babergh District Council

Post Code: IP7 6QR

Viewings by appointment only

Tel: 01787 468400

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