



Wren Blacksmith Road, Cotton

Stowmarket

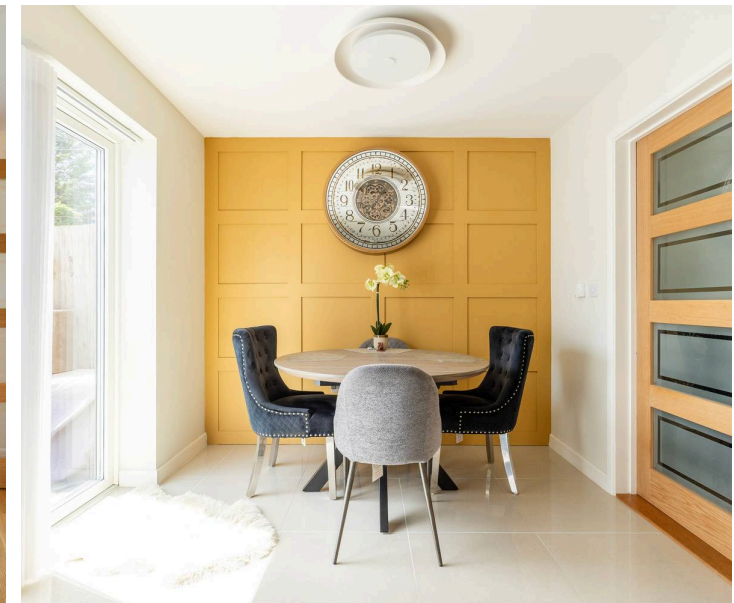


Minors & Brady

Wren Blacksmith Road

Cotton, Stowmarket

Bringing together comfort, efficiency and the easy charm of village living, this beautifully finished cottage on Blacksmiths Road offers triple-glazed windows, air source heating, underfloor heating and solar panels, creating a warm and sustainable home. The inviting sitting room and stylish kitchen diner make everyday living feel effortless, while three well-proportioned bedrooms and a contemporary bathroom provide a calm, well-considered upstairs layout. A low-maintenance garden with a York stone terrace adds a private outdoor space to enjoy, and the rare benefit of off-road parking for three vehicles brings welcome practicality. With Cotton's friendly village atmosphere and Stowmarket's wider amenities close by, it's a home that blends character, convenience and modern comfort.



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Cotton, Stowmarket

Cotton

Blacksmiths Road sits on the southern edge of Cotton, a small rural village surrounded by open Suffolk farmland and quiet country lanes. The setting is calm and spacious, with big skies, traditional homes, and easy access to footpaths that link Cotton with nearby hamlets such as Dandy Corner and Middlewood Green. It's a location that feels properly countryside without being cut off, giving residents a relaxed, outdoors-friendly lifestyle.

Cotton itself is a modest village, so day-to-day amenities are found close by in Bacton and Mendlesham, both only a few minutes by car. These offer convenience stores, pubs, takeaways, a post office, and practical local services. For a full range of shops and facilities, Stowmarket is the main centre, around 15 minutes away, with supermarkets, cafés, leisure options, independent retailers, and a community-focused town centre.

The closest supermarkets are in Stowmarket: Tesco Superstore, Asda, Aldi, Lidl, and the East of England Co-op. For schooling, families typically look to Bacton Primary School or Mendlesham Primary School, both within easy reach, with Stowmarket High School serving as the nearest secondary.

Transport links are straightforward for a rural area. Local buses connect Cotton with Stowmarket and surrounding villages, and the A140 is close enough for smooth routes toward Ipswich, Norwich, and the wider region. Stowmarket's railway station provides direct services to London, Cambridge, Ipswich, and Norwich, making commuting realistic even from a countryside base.



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Set along Blacksmiths Road in the peaceful village of Cotton, this mid-terraced cottage offers traditional charm and modern comfort. Triple-glazed windows, an air source heating system and underfloor heating on the ground floor create an efficient, cosy environment, complemented by the addition of solar panels for sustainable living.

The sitting room introduces the home with a calm, comfortable feel, finished with oak flooring and warmed gently from beneath. It's a space well suited to everyday relaxation and easy conversation. At the rear, the kitchen/dining room forms the natural centre of the home. Designed with a modern range of integrated appliances, porcelain flooring and wood-panelled detailing, it offers a sociable setting for cooking, dining and gathering, with a layout that encourages a smooth flow throughout the ground floor.

Upstairs, three well-proportioned bedrooms provide inviting private spaces, each with oak flooring and a pleasant outlook. The bathroom has been finished with a contemporary touch, featuring a freestanding bath, separate shower and underfloor heating for added comfort. Practical details such as loft access and a cupboard housing the air source heat pump contribute to the home's thoughtful design.



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The rear garden has been arranged for low-maintenance enjoyment, with a York stone terrace ideal for outdoor dining, areas of planting and a useful shed. A gate leads to an additional parking area, bringing the total off-road spaces to three, a rare advantage in a village setting and particularly appealing for those who value convenience.

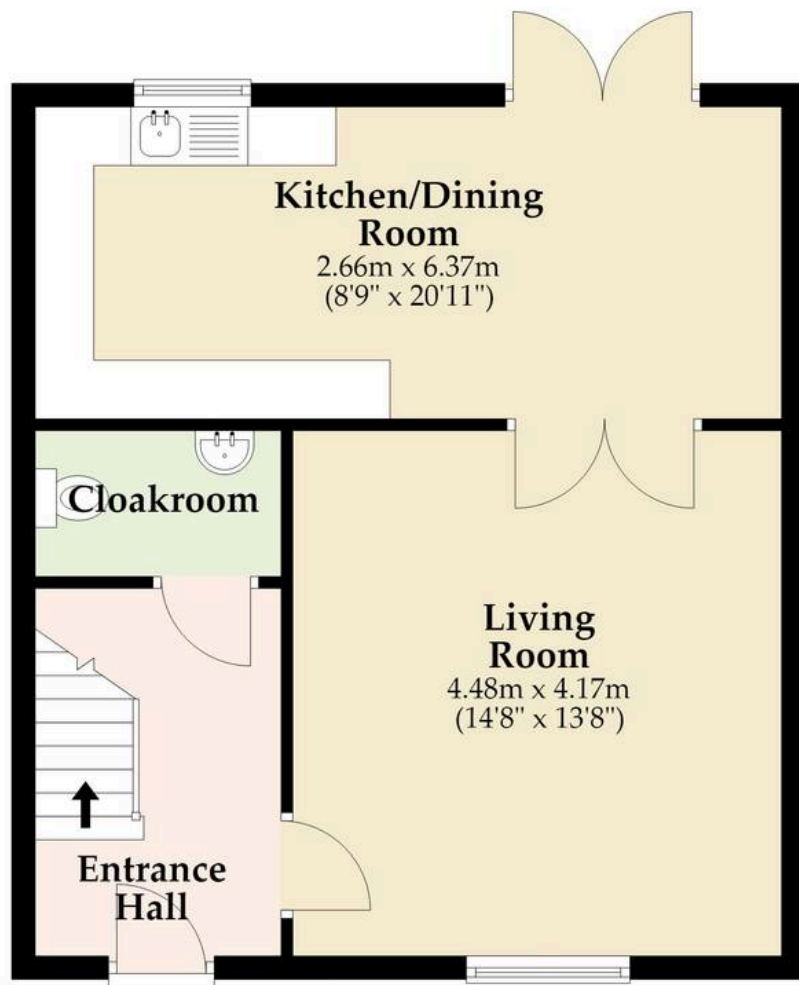
This cottage presents an attractive balance of character, efficiency and village living, a home that feels settled, comfortable and well connected, offering a lifestyle shaped by both ease and charm.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 

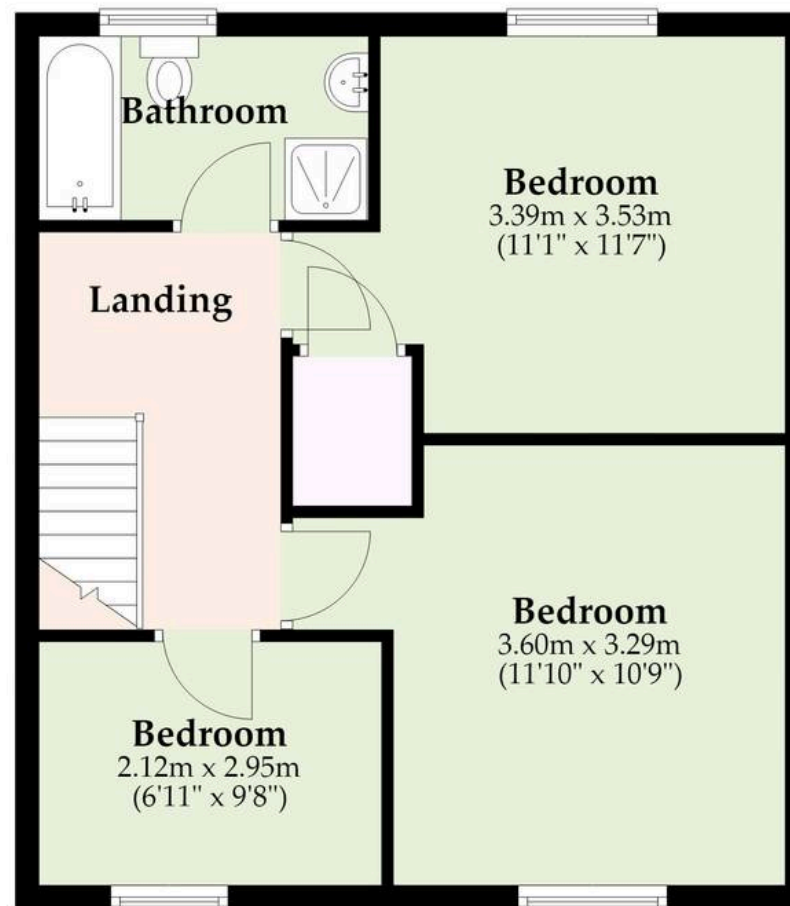
Ground Floor

Approx. 36.0 sq. metres (388.0 sq. feet)
(excluding Entrance Hall, Cloakroom)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)
(excluding Bathroom, Landing)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)

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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.

Plan produced using PlanUp.

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