



90 High Street, Bildeston  
Ipswich

In Excess of £525,000

# 90 High Street

Bildeston, Ipswich

Located in the heart of the charming and well-served village of Bildeston, this beautifully presented Grade II listed home offers a perfect mix of period character and contemporary living. Formerly the village post office, the property has been thoughtfully updated by the current owners to create a stylish and spacious four-bedroom home that's ready to move into.

The front door opens directly into a welcoming family room, a warm and inviting space with exposed beams, fully carpeted and excellent proportions. From here, you step through to the characterful dining room, which in turn leads into a beautifully styled sitting room, complete with a feature fireplace and garden views. There is also access to a useful cellar – ideal for storage.

At the rear of the property sits the kitchen, which has been newly fitted in recent times to include a Range Master cooker, space for an American-style fridge/freezer, an integrated dishwasher, a wine cooler, and a breakfast bar beneath stylish pendant lighting. A useful utility room and ground floor WC complete the downstairs layout.

Upstairs, the principal bedroom includes an exposed Inglenook fireplace, timber beams, and generous proportions. The generous en-suite bathroom includes a freestanding ball and claw bath, a traditional basin, and built-in mirror-fronted wardrobes. There are three further good-sized bedrooms and a well-appointed family shower room.

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Outside, the rear garden offers a lovely blend of paved patio and lawn, surrounded by smart fencing and colourful borders – perfect for outdoor dining and entertaining. There is one private parking space to the rear of the property, and additional on-street parking is available along the High Street.

Located within walking distance of all that Bildeston has to offer, the home enjoys a wonderfully central position in this much-admired Suffolk village which is surrounded by rolling countryside and with excellent access to nearby market towns. Residents benefit from a well-stocked village store, a doctor's surgery, and The Bildeston Crown. The village also offers a well-regarded primary school, regular community events at the village hall, and transport links to a number of secondary schools in the surrounding area. Each summer, Bildeston also hosts a popular music festival, further adding to the active community.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

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## Approximate Gross Internal Area 1891 sq ft - 176 sq m

Cellar Area 119 sq ft – 11 sq m  
Ground Floor Area 899 sq ft – 84 sq m  
First Floor Area 873 sq ft – 81 sq m



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#### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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