



THE
**Mortimer
& Gausden**
PARTNERSHIP

1 The Gables Poy Street Green, Rattlesden,
Bury St. Edmunds, IP30 0RX

Offers In Excess Of
£375,000

A truly lovely home, full of character, charm and personality

This charming semi-detached home is believed to date from the Edwardian era and enjoys a glorious semi-rural village setting.

In recent years, the property has been much improved by the present owners, with works including a new kitchen, a new private drainage system and a new oil-fired boiler.

The house enjoys wonderful proportions, with high ceilings and generous room sizes. With 2 woodburners, sash windows and original flooring, this character home is somewhere you are sure to fall in love with.

Rattlesden is an exceptionally pretty village with a strong sense of community and is well placed for reaching the market towns of Bury St Edmunds (10 miles) and Stowmarket (5 miles), which has a main line rail link to London Liverpool Street.

With professionally landscaped gardens, useful outbuildings, 2 parking spaces and potential to extend, subject of course to consent, this is a property that really needs to be viewed.

- Charming semi detached circa Edwardian house
- Occupying a picturesque village setting
- Hall, cloakroom, sitting room with wood burner
- Large kitchen/dining room with wood burner
- 2 Double bedrooms, beautiful bathroom
- Range of outbuildings, landscaped gardens
- Potential to extend/convert (subject to consent)
- Early viewing highly recommended



In more detail, the accommodation comprises:

On the ground floor:

An entrance hall gives access to a cloakroom and a very welcoming sitting room, which has a woodburner and 2 large sash windows overlooking the front gardens. Also on the ground floor is a large kitchen/diner, again with a woodburner, providing the perfect space for everyday living and entertaining.

The kitchen has a range of fitted units and ample appliance space, including an oven, microwave and built-in dishwasher. There are 2 sets of double cupboards on either side of the fireplace, providing useful storage, and there is ample space for a good-sized dining table, plus a desk or sofa - making this a room you will no doubt spend many happy hours in. Finally, there is a rear porch providing shelter and access to the gardens.

On the first floor:

The light and bright, spacious landing includes a built-in cupboard and loft access with a ladder. We understand the loft is of a very good size and could potentially be adapted to provide more accommodation if desired.

There are 2 very good-sized double bedrooms, both with fireplaces, excellent ceiling heights with the front bedroom enjoying far-reaching views. The bathroom has been beautifully styled and includes a free-standing roll-topped bath and a separate shower.

Outside:

The property is set within professionally landscaped cottage style gardens to the front, planted with a wide variety of shrubs, and parking for 2 cars.

To the rear is a large sheltered and private courtyard garden, providing the perfect place to relax and entertain. There are a range of outbuildings, which offer excellent scope for conversion, subject to the necessary consents.

It is worth noting that there is also space to extend the main house, making this a property that could be adapted as your needs change.

There is a further strip of garden behind the outbuildings, which is not registered on the deeds but has always been with the property. This is being used to house 2 garden sheds and an area for composting.

ENERGY PERFORMANCE RATING - E (new boiler since report prepared)

COUNCIL TAX BAND - C COUNCIL - Mid Suffolk

BROADBAND - Ofcom states Superfast broadband is available

MOBILE - Ofcom states all mobile phone providers are likely

SERVICES- Mains Water, Electricity, Private Drainage

WHAT3WORDS ///defensive.voters.cutlets

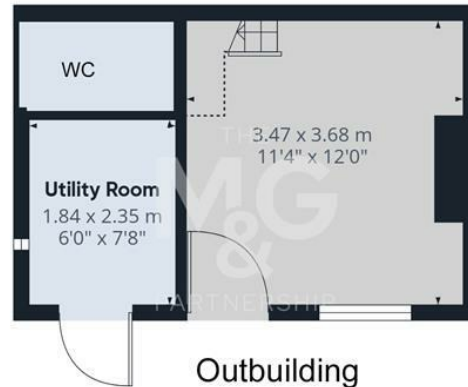




Ground Floor



First Floor



Outbuilding



Outbuilding First Floor Mezzanine

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526