



Rattlesden Road, Drinkstone, Bury St. Edmunds, Suffolk, IP30 9TL

Move in, arrange your furniture, pour the wine, sit down, relax and enjoy a truly delightful garden view.

This well presented detached bungalow occupies a lovely tucked away village location within easy reach of open countryside. With light, spacious well-proportioned rooms the bungalow would be ideal for someone looking for a quality property in a peaceful and established setting.

- Superb detached bungalow, delightful setting
- Light and spacious accommodation
- Hall, large sitting room, kitchen/breakfast room
- Master bedroom with ensuite, 2 further double bedrooms
- Oil fired central heating, sealed unit double glazed windows
- Garage, carport, parking, studio office

Guide Price £415,000





General Information

The property is pleasantly situated within the village of Drinkstone, which features a parish Church and an impressive village hall. The well served village of Woolpit is situated just under 2 miles away where a wide range of facilities can be found, which include a primary school, health centre, community centre, church, public house and a range of shops including a post office, mini-market, fish and chip shop and hairdressers. Drinkstone is situated approximately 9 miles east of Bury St. Edmunds and just 6 miles west of Stowmarket, which has a mainline rail link to London Liverpool Street.

Presented in excellent order, the bungalow offers well-proportioned accommodation and has been decorated in a neutral colour scheme which gives the property a lovely light and airy feel. This is further enhanced courtesy of the large windows. The property is served by oil fired central heating and there are sealed unit double glazed windows.

The large sitting room has triple aspect views and patio doors provide access to the rear gardens. The traditionally styled fitted kitchen features a comprehensive range of cupboard storage with ample work surface areas. As with many bungalows, the property offers flexible accommodation and bedroom 3 is currently serving as a dining room. The master bedroom, with ensuite, is of a good size, bedroom 2 is also a double bedroom and the main bathroom features a white suite.

Outside

Well screen from the road by mature hedging, a good-sized gravel drive is situated to the front of the bungalow, providing ample parking space and access to the carport and single garage, which has power and light connected. The front gardens are laid mainly to lawn and feature mature shrub and flower borders. If you love water and wildlife, you will love this bungalow! The delightful and secluded rear gardens feature a large natural pond. The remainder of the garden is mostly laid to lawn and a patio provides the perfect place to enjoy views over the pond and perhaps a spot of alfresco dining. For those that work from home, there is the benefit of a timber studio/home office.

Direction

From Bury St Edmunds proceed on the A14 towards Ipswich and exit at junction 46 signposted Beyton. Turn right onto Thurston Road and proceed into Beyton, bear left at the Green and then turn left onto Tostock Road. Take the first right turning onto Drinkstone Road and follow the road for several miles. At the next main junction turn right onto The Street which leads into Gedding Road, follow the road for approximately a mile and then turn left onto Rattlesden Road. The property can be found shortly after on the right.

Porch

Reception Hall

Sitting Room 20'11 x 14'5 max overal (6.38m x 4.39m max overal)

Kitchen/Breakfast Room 14'0 x 9'11 (4.27m x 3.02m)

Master Bedroom 14'11 x 10'6 plus recess (4.55m x 3.20m plus recess)

Ensuite

Bedroom 2 11'11 x 10'3 (3.63m x 3.12m)

Dining Room/Bedroom 3 11'11 x 10'3 (3.63m x 3.12m)

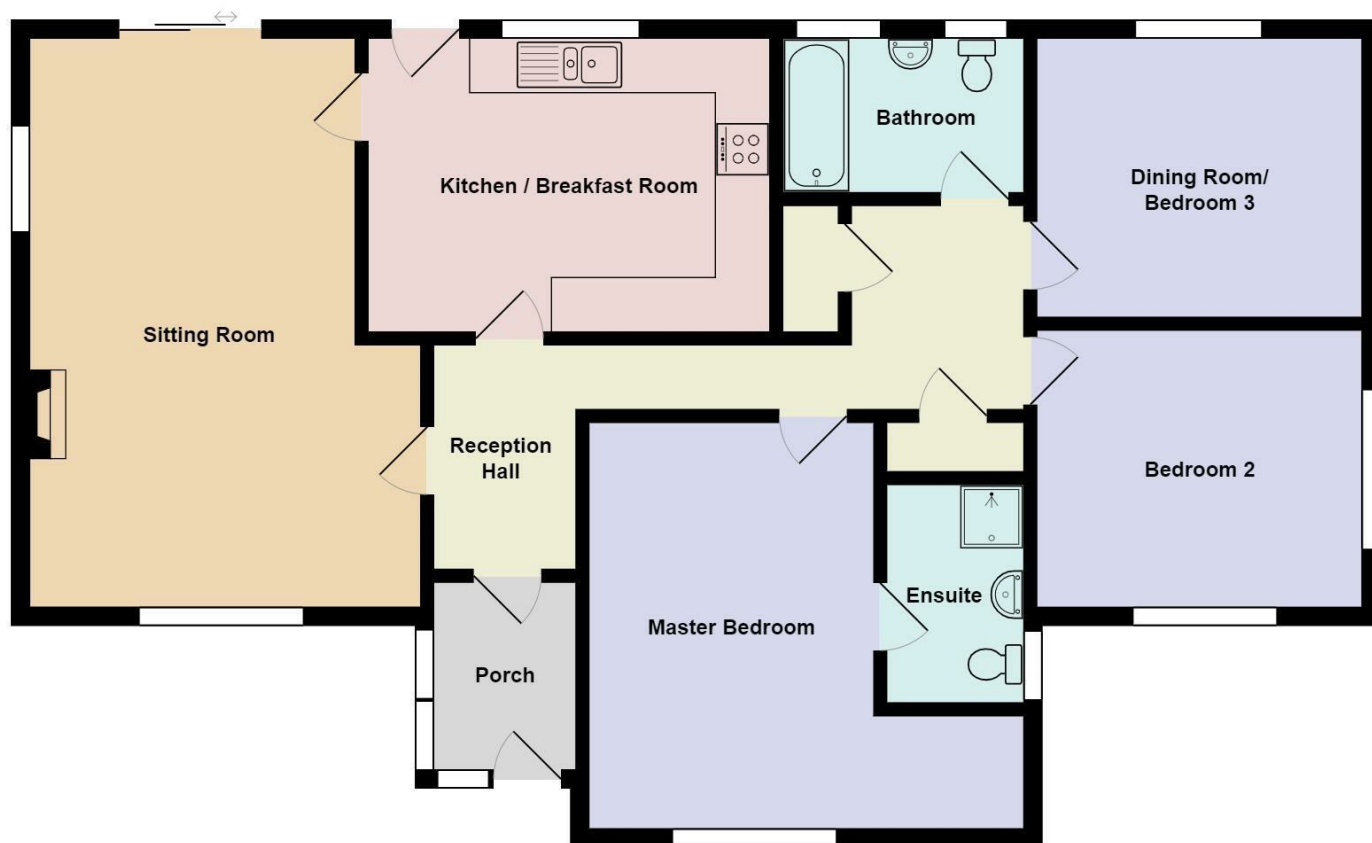
Bathroom

Garage 18'8 x 8'11 (5.69m x 2.72m)

Studio Office



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	59	70
EU Directive 2002/91/EC		



Interested? Call us on 01284 755526

