



THE
**Mortimer
& Gausden**
PARTNERSHIP

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

Offers In Excess Of
£375,000

THE
PARTNERSHIP

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



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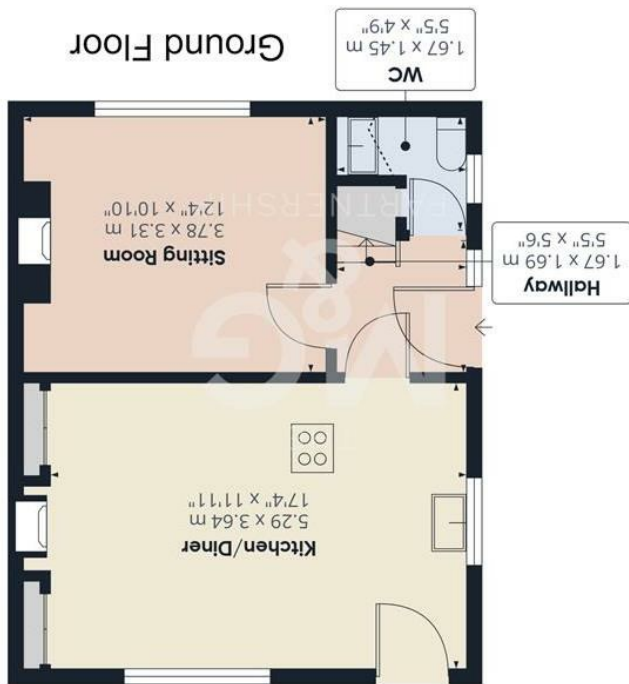
Outbuilding First Floor Mezzanine



Outbuilding



Ground Floor



First Floor

