Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Brookside, Gedding Road, Drinkstone, Bury St. Edmunds, Suffolk, IP30 9TG

This attractively presented detached bungalow offers an impressive range of flexible accommodation making it equally suited to families, couples or indeed anyone looking for a substantial home in an idyllic location.

Set in beautifully landscaped gardens which extend to around 0.4 of an acre, the grounds include a natural pond, double garage and extensive parking.

- Extended and much improved individual detached bungalow
- Occupying a delightful non estate village setting
- Sitting room with wood burner, dining room, kitchen/breakfast room, conservatory
- Master bedroom with en suite, 2/3 further bedrooms, bathroom and 2nd en suite
- Gardens of around 0.4 of an acre, double garage, extensive parking
- Oil fired central heating, Solar panels, uPVC sealed unit glazing and facias

Offers In Excess Of £550,000

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General Information

The property occupies a superb non-estate setting bordering open countryside. Drinkstone is a pretty Suffolk village with a strong sense of community and features a parish Church and an impressive village hall. The larger 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.

We loved everything about this impressive bungalow and are confident you will too. From the moment you step inside, you will appreciate that the present vendors have maintained the property to a high standard. The accommodation, which benefits from oil fired central heating, solar panels and uPVC sealed unit glazing, has a neutral colour scheme and large windows which bathe the property in natural light. The bungalow offers a flexible layout and could even be adapted for anyone looking to create an annexe.

The entrance porch and entrance hall give access to the dual aspect sitting room which is of a very generous size and includes a vaulted ceiling, glazed doors to the garden, access to the dining room and an attractive wood/multi fuel burner. The kitchen/breakfast room includes extensive cupboards, worktop surfaces and appliance space. There is an integrated dishwasher, fridge, water softener, induction hob and double oven. A glazed door leads into a small conservatory.

The main bedroom is located at the far end of the bungalow and has a vaulted ceiling, split level floor and a smart en suite shower room. Bedroom 2 also has an en suite shower room making it ideal for guests. Bedroom 3 could also take a double bed if required. The study is also of a good size and gives access to the master bedroom, but could be divided with a hallway to make a separate 4th bedroom. Finally, there is a large family bathroom.

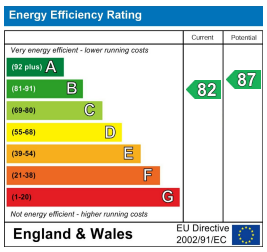
Outside
The outside space of the bungalow is every bit as impressive as the inside and includes a large driveway providing ample parking and access to the double garage. The bungalow is pretty much hidden from the road, set behind mature hedging and affording an excellent degree of privacy and seclusion. The gardens are laid mainly to lawn and planted with a huge variety of specimen shrubs and trees.

Immediately behind the bungalow is a paved area with a pergola, shed, woodshed. To the far side of the garden is a greenhouse and a large natural pond which is owned approximately 2/3rds by Brookside and 1/3 by the bungalow to the rear. This is a very pretty feature of the garden although is currently dry due to the recent long spell of dry weather.

COUNCIL TAX BAND E

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 when the bungalow will be seen on the left hand side, just after the turning for Rattlesden Road as marked by our for sale board.

Entrance Porch
Entrance Hall
Sitting Room 23'6 max x 15'0 (7.16m max x 4.57m)
Dining Room 9'0 x 8'11 (2.74m x 2.72m)
Kitchen/Breakfast Room 21'6 x 7'10 (6.55m x 2.39m)
Conservatory 9'3 x 4'7 (2.82m x 1.40m)
Master Bedroom 16'7 max x 15'0 (5.05m max x 4.57m)
En Suite Shower 7'10 x 4'0 (2.39m x 1.22m)
Bedroom 2 12'10 x 7'10 (3.91m x 2.39m)
En Suite Shower 2 7'10 x 5'11 (2.39m x 1.80m)
Bedroom 3 10'0 x 8'11 (3.05m x 2.72m)
Bedroom 4/Study 12'0 x 11'9 (3.66m x 3.58m)
Family Bathroom 10'3 x 7'10 (3.12m x 2.39m)
Double Garage 18'9 x 17'3 (5.72m x 5.26m)
Gardens



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 fitting. 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 web site, please contact our offices immediately.

Conservatory
Kitchen/Breakfast Room
Bathroom
Bedroom 2
Master Bedroom
Hall
Dining Room
Bedroom 3
Bedroom 4 /Study
Sitting Room
Double Garage

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