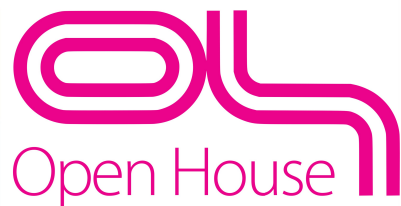




Rectory Meadow, Rattlesden, BURY ST. EDMUNDS, IP30 0RE

Price Guide £425,000



DRAFT DETAILS

Rectory Meadow, Rattlesden, BURY ST. EDMUNDS, IP30 0RE

Price Guide £425,000

We are pleased to present: A well presented established detached bungalow in sought-after village, S/E of Bury St Edmunds. Porch, Hall, Lounge/Dining Room with Woodburner, Dining Room/Bedroom 3, Re-fitted Kitchen/Breakfast Room, Cloakroom/Utility, Inner Hall, 2 Double Bedrooms, Re-fitted Shower Room, Double Garage, Generous Parking, Approx 0.27 Acre Plot (sts), Potential to Extend (stp), VIEW ASAP.

DESCRIPTION

This established property presents with rendered elevations, and a tiled roof. It has benefitted from many improvements in recent years, with works including installing a woodburner in the Lounge/Dining Room, re-fitting the Kitchen/Breakfast Room and Shower Room, providing a Cloakroom/Utility, and fitting Solar Panels and a Storage Battery. This spacious bungalow offers flexible use of the accommodation, and is located in a non-estate position, in this sought-after village, south-east of Bury St Edmunds. It features a particularly large plot of approximately 0.27 of an Acre (sts), together with generous parking, and therefore early viewing is strongly advised.



DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted Woolpit and on reaching the roundabout, take the first exit. At the roundabout, take the second exit, and continue over the mini-roundabout, passing the Garage and Health Centre. Take the right turning, sign posted towards Rattlesden, and on reaching the junction, turn left and carry on towards the village. Continue down the hill and at the junction, turn immediately right onto High Street. Continue along and take the second left turning into Rectory Meadow, where the property is located immediately on the left.

ENTRANCE PORCH 8'5" X 5'4" (2.57M X 1.63M)

Approached via a UPVC glazed front door, Karndean tile-effect vinyl floor, UPVC windows to front and sides, UPVC glazed door to:

HALL

Wood-effect vinyl tiled floor, built-in cloaks cupboard, built-in storage cupboard, loft access with ladder, telephone point, radiator.

LOUNGE/DINING ROOM 16'7" X 14'2" INC TO 18'5" (5.05 X 4.32 INC TO 5.61)

The focal point being a fireplace with inset woodburning stove, with brick and tiled hearth and display plinth, TV point, wall light points, three radiators, bay with UPVC windows to both sides and rear, UPVC glazed double doors to rear garden.

DINING ROOM/BEDROOM 3 14'1" X 9'2" (4.29 X 2.79)

Fitted dresser unit with glazed display area, telephone point, radiator, UPVC window to rear.

KITCHEN/BREAKFAST ROOM 12'8" RED TO 10'8" X 12'4" (3.86M RED TO 3.25M X 3.76M)

Re-fitted with range of cream high-gloss base and wall mounted units, work surfaces and upstand splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset induction hob

with cooker hood over, built-in Bosch electric combination oven/microwave, and Neff electric oven/grill, integrated fridge/freezer, integrated slimline dishwasher, space for fridge or freezer, concealed lighting, Karndean tile-effect vinyl floor, LED downlights, radiator, UPVC window to front, UPVC glazed door to side.

CLOAKROOM/UTILITY 6'9" X 5'4" + RECESSES (2.06M X 1.63M + RECESSES)

Base and wall mounted units with inset stainless steel sink and mixer tap, wc, work surface, Karndean tile-effect vinyl floor, plumbing for washing machine, radiator, two UPVC frosted windows to front.

INNER HALL

Access to part boarded loft space with ladder and light, built-in airing cupboard housing pressurised hot water tank, wall mounted Vaillant gas boiler, and solar water control panel.

BEDROOM 1 11'10" MAX X 11'10" + DOOR RECESS (3.61M MAX X 3.61M + DOOR RECESS)

Range of built-in wardrobes, dressing table and drawers, TV aerial, telephone point, radiator, UPVC window to rear.

BEDROOM 2 11'11" X 9'3" (3.63M X 2.82M)

Wall light points, radiator, UPVC window to front.

SHOWER ROOM 8'0" X 5'4" (2.44 X 1.63)

Re-fitted with white suite comprising glazed double shower enclosure with shower controls, wc with concealed cistern, vanity wash basin with mixer tap, cabinet with light and shaver point, extractor light, chrome vertical radiator/towel rail, UPVC frosted window to side.

OUTSIDE

The property sits within an established plot extending to approximately 0.27 of an Acre (sts). To the front the property is approached via a shared access shingle driveway. This leads to a drive and turning area





providing vehicular standing for at least four cars and a DOUBLE GARAGE 5.44m (17'10") x 5.13m (16'10") with twin up and over style doors, power and light connected and a personal door to the side. The deep front garden is open plan, being laid mainly to lawn with borders and trees, including a mature Monkey Puzzle tree. There is an outside water tap and a gate provides side access to the large rear garden. This affords a good level of privacy, being enclosed by fencing and brick wall with another gated access. It is laid principally to lawn with borders, good sized paved patio area, apple, pear and plum trees, WOODSTORE, vegetable plots, GREENHOUSE, and there is an LPG Gas tank and outside water tap.

is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.



AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band D.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

RATTLEDEN & AREA

Rattlesden is an attractive village with a thriving community, lying about 11.5 miles south-east of Bury St Edmunds, and convenient for the A14. Amenities include a Primary School, Public House, award-winning Gastro-Pub, Post Office/Store, Village Hall, magnificent St Nicholas' Church and Recreation Field with Pavilion/Function Venue. RAF Rattlesden was a former World War II airfield and is currently used by Rattlesden Gliding Club. In the next village is the Stowmarket Golf Club and Driving Range.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

TRANSPORT LINKS

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



It is within about 5 miles of Stowmarket, with its direct mainline rail link to London's Liverpool Street, and the larger villages of Woolpit, Elmswell and Thurston are located nearby, with a wider range of local amenities. The larger towns of Bury St Edmunds, Stowmarket, Sudbury and Ipswich offer a wider range of shopping, educational and recreational amenities.

OFCOM BROADBAND AND MOBILE

<https://checker.ofcom.org.uk/>

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds





FLOORPLAN

4 Rectory Meadow, Rattlesden. IP30 0RE

Approximate Gross Internal Area = 106.0 sq m / 1141 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Bury St Edmunds
Suffolk IP30 9UH

Bury St Edmunds Area: 01284 769 691

Elmswell Area: 01359 256 821

Mid Suffolk Area: 01449 737 706

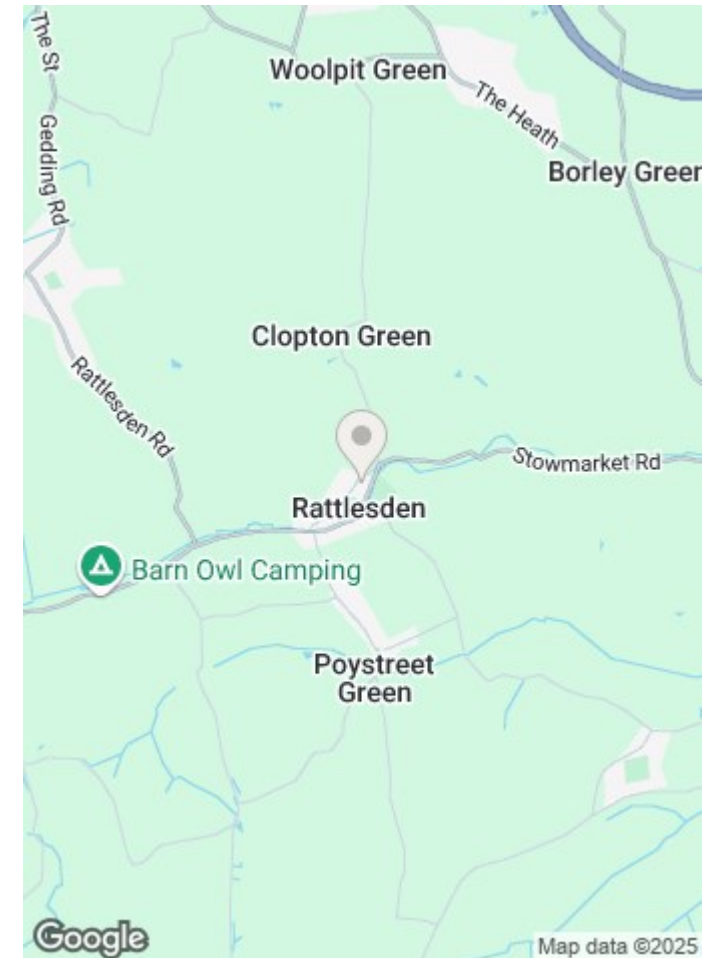
Mobile: 07803 138 123

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www.coakleyandtheaker.co.uk

PROPERTY SUMMARY

- **RATTLEDEN**
- **ENTRANCE PORCH, HALL**
- **LOUNGE/DINING ROOM WITH WOODBURNER**
- **DINING ROOM/BEDROOM 3**
- **RE-FITTED KITCHEN/BREAKFAST ROOM**
- **CLOAKROOM/UTILITY**
- **INNER HALL, 2 DOUBLE BEDROOMS**
- **RE-FITTED SHOWER ROOM**
- **DOUBLE GARAGE, GENEROUS PARKING, ESTABLISHED PLOT OF APPROX 0.27 OF AN ACRE (sts), POTENTIAL TO EXTEND (stp)**
- **UPVC DOUBLE GLAZING, LPG GAS FIRED RADIATOR HEATING, SOLAR PANELS & STORAGE BATTERY, SOUGHT-AFTER VILLAGE, VIEW ASAP**



VIEWING:

Strictly by appointment with Coakley & Theaker

ZOOPLA **rightmove** **PrimeLocation.com**



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.