



Rising Sun Hill, Rattlesden, Bury St. Edmunds, Suffolk, IP30 0SP

MARK · EWIN
BURY ST EDMUNDS

Situation on a corner plot within the village of Rattlesden is this immaculately presented three bedroom semi detached cottage with delightful gardens, off road parking and a garage.

The accommodation on the ground floor comprises of an entrance hall with a convenient cloakroom which in turn leads to the kitchen/breakfast room. The kitchen has been tastefully designed to incorporate a divider between the breakfast/dining area with a butler sink and provides a range of wall and base level cupboards along with a built-in oven, microwave and hob with an extractor over. There is also the added benefit of a utility/larder cupboard with space and plumbing for a washing machine. From the kitchen and entrance hall, there are doors leading into the welcoming sitting room with a feature bay window and dual aspect providing a light and bright space. French doors open from the sitting room into the spacious conservatory which in turn leads to the landscaped rear garden.

Moving to the first floor, a landing space provides access to the three bedrooms, one of which benefits from built-in cupboards and modern family bathroom equipped with a separate bath and shower completes the accommodation on offer.

Outside, there is a paved path leading to the front door flanked by beds planted with various colourful flowers and shrubs. Being situated on the corner adds the benefit of a significantly larger garden, there is a paved patio area from the conservatory providing ample space for seating and entertaining along with beds for wildflowers and shrubs. There is space for a garden shed and greenhouse with a rear access gate leading to the parking area. The driveway provides ample off-road parking for multiple vehicles and is complemented by a single garage with up and over door.

Additional Information: Tenure: Freehold EPC Rating: B Council Tax Band: C Broadband: Standard, Superfast and Ultrafast are available in this area via Openreach. (Source Ofcom) Services: Mains Electric, Water and Drainage. Heating via an air source heat pump and distributed via underfloor elements. (Please note that none of these services



Directions

Leaving Bury St Edmunds on the A14 heading east bound. Take the exit signposted to Beyton and continue in to the village of Beyton. At the green bear left and continue on this road through Drinkstone and then into Rattlesden. Turn left onto Felsham Road and then right onto Rising Sun Hill where the property can be found on the left hand side.

Location

The village of Rattlesden has a range of local amenities include village stores/post office, primary school, church and two village inns. Rattlesden is approximately nine miles south east of the historic market town of Bury St Edmunds which provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Hall

Sitting Room 19' 7" x 11' 6" (5.97m x 3.50m)

Kitchen/Breakfast Room 21' 3" x 9' 2" (6.47m x 2.80m
reducing to 2.60m)

Cloakroom 5' 7" x 4' 6" (1.70m x 1.37m)

Conservatory 15' 7" x 13' 0" (4.76m x 3.97m)

Landing

Bedroom 14' 11" x 10' 6" (4.55m reducing to 3.53m x 3.20m
reducing to 1.48m)

Bedroom 13' 7" x 9' 2" (4.14m x 2.80m)

Bedroom 8' 5" x 7' 11" (2.56m x 2.41m)

Bathroom 11' 1" x 8' 6" (3.38m x 2.58m)

Front & Rear Gardens

Driveway

Garage 23' 0" x 10' 2" (7.0m x 3.1m)

Additional Information:

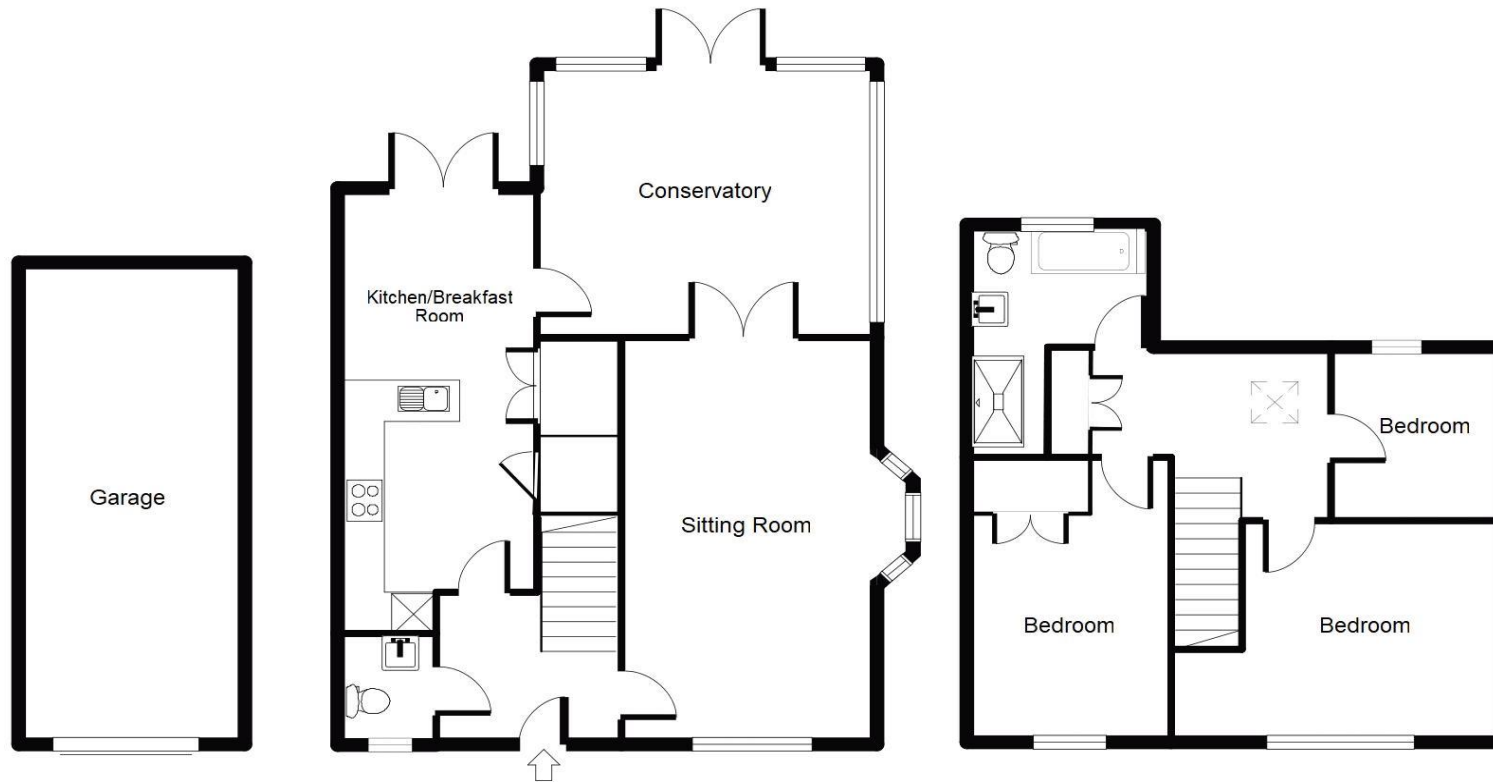
Council Tax Band: C

EPC Rating: B

Tenure: Freehold

Offers Over £375,000
Freehold





For identification only. (Not to scale)
 (c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

www.markewin.co.uk

01284 217530 team@markewin.co.uk
 77 St Johns Street, Bury St Edmunds
 Suffolk, IP33 1SQ

