



Poy Street Green, Rattlesden, Bury St. Edmunds, Suffolk, IP30 0RX

MARK · EWIN
BURY ST EDMUNDS

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Offered for sale is this charming, detached house located in the popular village of Rattlesden.

The property on the ground floor comprises entrance hall, cloakroom, study, sitting room, dining room, utility room, kitchen breakfast room, a large garden room/reception room with vaulted ceilings completes the ground floor accommodation.

On the first floor, there are three bedrooms, with the main bedroom also benefiting from a good size dressing room and the second bedroom also benefits from an en-suite and a family bathroom completes the first-floor accommodation.

Outside the property benefits from a good amount of off-road parking and a garage. The garden is mainly laid to lawn with a selection of mature trees and shrubs and offers a private and enclosed rear garden. Viewing is highly recommended.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Electric and Water. Heating via Oil central heating. Klargestor BioDiscB4 Sewage Treatment Plant for Drainage.

(Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds on the A14 heading east bound. Take the exit signposted to Woolpit and follow the sign posts for Rattlesden through Woolpit Green. From Green Road Turn right onto Lower Road and then left onto Rising Sun Hill, carry on along Rising Sun Hill and then turn left onto Poy Street where the property can be found on your left.

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:

Porch

Entrance Hall

Sitting Room 24' 6" x 12' 5" (7.48m x 3.78m)

Dining Room 10' 4" x 11' 10" (3.16m x 3.60m)

Study 10' 5" x 11' 1" (3.17m x 3.38m)

Kitchen/Breakfast Room 13' 1" x 14' 10" (4.00m x 4.52m)

Utility

Garden Room/Reception Room 17' 6" x 38' 3" (5.33m x 11.66m)

Cloakroom

First Floor landing

Bedroom One 11' 9" x 12' 6" (3.58m x 3.80m)

Dressing Room 12' 6" x 8' 10" (3.8m x 2.7m)

Bedroom Two 12' 5" x 9' 1" (3.78m x 2.78m)

En-suite

Bedroom Three 7' 2" x 10' 6" (2.18m x 3.2m)

Additional Information:

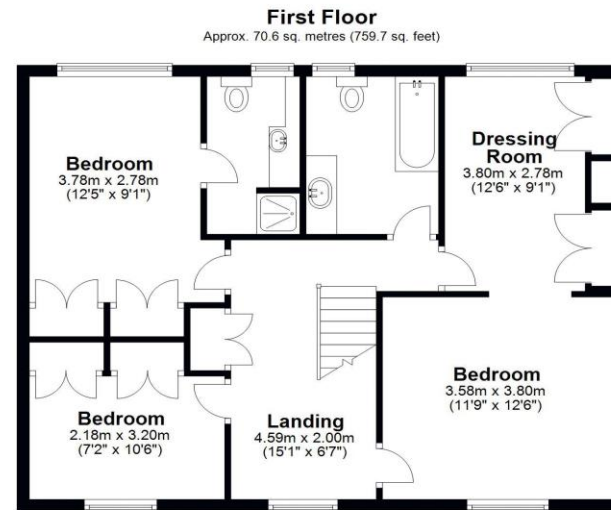
Council Tax Band: E

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Guide Price £525,000
Freehold





Total area: approx. 216.7 sq. metres (2332.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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.

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