



Rock Estates



Sheerwater House Gedding Road

Drinkstone, Bury St. Edmunds, IP30 9TD

Offers in excess of £675,000



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Sheerwater House Gedding Road

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- Detached Family Home
- Impressive Open Plan Kitchen/ Diner
- Multiple Reception Rooms
- Living Room with Brick Fireplace & Log Burner
- Four Double Bedrooms
- Two Ensuities & Family Bath & Shower Room
- Master Bedroom with Juliet Balcony
- Large Private Driveway & Double Garage
- Drinkstone Village Location
- Easy Access to Bury St Edmunds

Situated in the picturesque village of Drinkstone is this well presented family home. Occupying an enviable position and tucked away from the road is this detached four bedroom house offering a perfect blend of modern and contemporary living over approximately 2200 sq.ft.

Upon entering there is a sizeable hallway offering access to the multiple reception rooms including the sizeable living room with large inglenook fireplace with inset log burner. The impressive open plan kitchen/diner offers ample space for the whole family, with its large dining space and modern kitchen with bar seating. Bi-fold doors open to the rear garden offering a seamless transition between the indoor and outdoor space. The kitchen benefits from integrated appliances and with a convenient utility room there is extra space for additional appliances.

To the first floor the property continues to accommodate the whole family where you will find four double bedrooms with two of the bedrooms benefiting from ensuite shower rooms, and a family bathroom servicing the remaining bedrooms with bath and separate shower.

The south-west facing rear garden is predominantly laid to lawn with a large terraced area perfect for al fresco dining. The garden is a private oasis lined with mature plants, trees and bushes, including a variety of fruit trees.

To the front the property is shielded from the road and neighbouring properties by an abundance of mature plants and bushes. There is a large driveway offering off road parking for a number of cars as well as a double garage.





Front

Large driveway with private off road parking for a number of vehicles. Detached double garage with two up and over doors. Gated access to the rear garden. Partially laid to lawn with a path leading to the front entrance door.

Entrance Hallway

Oak flooring. Stairs to first floor. Coving. Spotlights. Radiator. Doors to:

Living Room

21'2" x 13'6" (6.47 x 4.13)
Double glazed sash bay windows to front. Double glazed patio doors to rear garden. Brick fireplace with inset log burner. Coving. Two radiators.

Office

9'7" x 7'8" (2.93 x 2.34)
Double glazed sash window to front. Kardean flooring. Coving. Radiator.

Playroom

13'0" x 9'7" (3.98 x 2.93)
Double glazed window to side. Kardean flooring. Coving. Radiator.

Kitchen/Diner

23'11" max x 20'6" max (7.30 max x 6.26 max)
The impressive kitchen/diner is a contemporary, open plan living space with gloss finish cupboards and drawers. The kitchen benefits from a bar worktop space with inset induction hob and extractor fan as well as dining space. The solid worktop provides ample work space and has been extended to include an up stand. There is an inset Blanco sink with chrome mixer tap over, and integrated appliances such as fridge/freezer, double ovens and warming drawer, microwave and dishwasher. With a range of Velux and windows to the rear garden as well as Bi-fold doors the space is flooded with natural light. Benefiting also from oak flooring, a mixture of spotlights and down lights, coving and two radiators.

Utility Room

11'5" x 7'1" (3.50 x 2.17)
Partly glazed door to garden. Built in shaker style storage cupboards. Oak worktops. Space for washing machine and tumble dryer. Integrated wine cooler. Floor standing oil boiler. Tiled floor. Extractor fan. Coving.

Landing

Double glazed window to side. Airing cupboard. Loft hatch. Coving. Doors to:

Bedroom One

16'5" x 12'6" (5.01 x 3.82)
Double glazed windows and Juliet balcony to rear. Spotlights. Coving. Door to:

Ensuite

7'10" x 7'8" (2.41 x 2.34)
Double glazed window to side. Double shower cubicle with glass screen, hand held and rainfall shower functions. W.C. with hidden cistern. Vanity unit with ceramic sink and mixer tap over. Wall mounted cupboard. Spotlights. Extractor fan.

Bedroom Two

11'5" x 11'3" (3.49 x 3.44)
Double glazed sash window to front. Built in cupboard. Laminate flooring. Coving. Radiator. Door to:

Ensuite

Double glazed sash window to front. Low level W.C. Pedestal hand wash basin. Shower cubicle. Shaver point. Part tiled walls. Extractor fan. Radiator.

Bedroom Three

13'9" x 9'7" (4.20 x 2.94)
Double glazed sash window to front. Coving. Radiator.

Bedroom Four

11'2" x 9'5" (3.41 x 2.89)
Double glazed window to rear. Built in wardrobe. Coving. Radiator.

Bathroom

Double glazed window to side. Bath. Shower cubicle. Low level W.C. Pedestal hand wash basin. Spotlights. Extractor fan. Part tiled walls. Laminate flooring. Radiator.

Rear Garden

The sizeable rear garden is a private space enclosed with mature trees, plants and hedges. Predominantly laid to lawn with a number of seating areas perfectly positioned to enjoy the outdoors and bird song. The main spacious tiled patio area is situated just outside the kitchen/diner offering a seamless indoor/ outdoor entertaining/ dining experience. For any keen gardeners there are a variety of fruit trees and a handy greenhouse as well as a shed offering useful storage space.

Driveway & Garage

The property offers a private driveway tucked away from the road, providing ample off road parking for a number of vehicles in front of the house.

The double garage has two up and over doors to the front and benefit from power and light connections.

Floor Plan



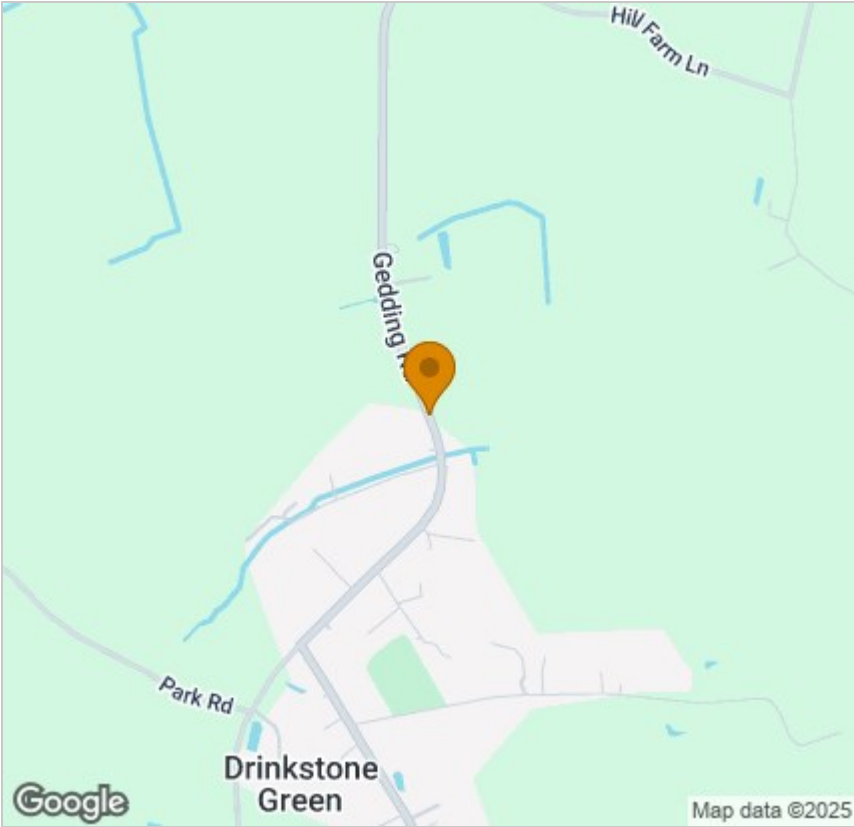
Viewing

Please contact our Rock Estates Office on 01449 723441 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

