

Rising Sun Hill | Rattlesden | Bury St Edmunds | IP30 0RY

£315,000

Brand new three bedroom semi detached property located within the peaceful village of Rattlesden, Due for completion end of March this property a part of private development consisting of only six dwellings. Available to view via appointment only.

- Private Development
- Three Bedroom Semi
- Ground Floor Under Floor Heating
- Kitchen Diner
- Garage
- Available End Of March

Approximate Room Sizes

LOUNGE 17' 05" x 12' 5" (5.31m x 3.78m) Double glazed window to the front, inset log burner, under stair cupboard which houses the underfloor heating, stairs leading up to the first floor.

KITCHEN/DINER 11' 9" x 16' 09" (3.58m x 5.11m) Wrap around kitchen with inset steel sink with over the top mixer tap, low level and eye level cupboard space, integrated fridge freezer with four ring electric hob, fan oven and over the top extractor fan. Double glassed patio doors leading out to the garden.

W/C W/C with pedestal hand wash basin and semi tiled splash back.

HEATING The property has underfloor heating on the ground floor with standard heating system on the first floor. Underfloor heating is powered using an external air source heat pump.

MASTER BEDROOM 12' 3" x 9' 9" (3.73m x 2.97m)

BEDROOM 12' 4" x 8' 2" (3.76m x 2.49m)

BEDROOM 8' 7" x 6' 7" (2.62m x 2.01m)

BATHROOM Frosted double glazed window, single paneled bath with over the top shower unit and glass screen splash back, pedestal hand wash basin with W/C, towel rail and extractor fan. Walls will be semi tiled

OUTSIDE Front: Steps leading down to the main street with wrap around front and side garden with side access leading to the rear garden of the property.

Rear: Patio area coming off the kitchen/diner with the remaining area to be grassed with access leading you out your parking area and garage.

LOCATION Rattlesden is quiet village located 9 miles from Bury St Edmunds, 5 miles from Stowmarket with its nearest train station in Elmswell which is 4 miles away.

Rattlesden has a range of walking trails, village shop, village hall and church.

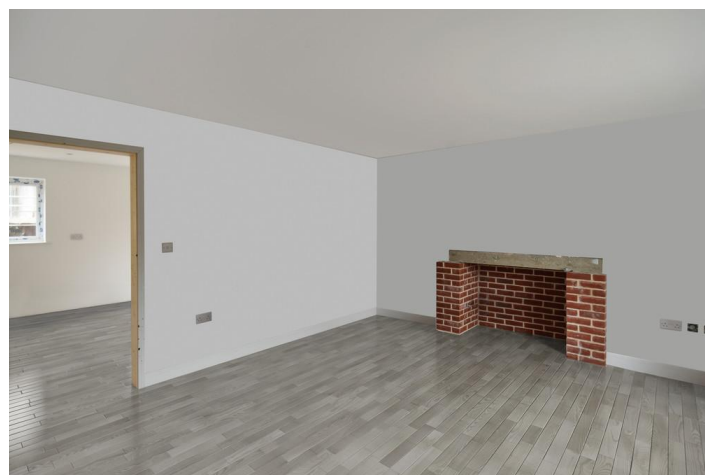
Local Authority – Babergh District Council

Council Tax Band –

Tenure – Freehold

Services – %full_services%

Post Code – IP30 0RY



Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.

