

4 Rising Sun Hill, Rattlesden - Guide Price £445,000

Bury St. Edmunds Suffolk IP30 0RY



"Consistently providing outstanding service to our clients"

The Property

Shires are delighted to offer to the market for sale, this beautifully presented, spacious 4 bedroom semi-detached house, located in the popular and sought after village of Rattlesden, which is located around 11.5 miles east of Bury St Edmunds but just 4 miles west of Stowmarket. The accommodation comprises Entrance Hall with stairs to first floor, a generous Kitchen/Dining Room fitted in a modern style, Sitting Room with wood burning stove, Rear Lobby leading to Bedroom Four/2nd Reception Room with an En Suite Shower Room. The stairs lead to the first floor accommodation comprising three further double bedrooms and family bathroom. Externally the property boasts large front and rear gardens with far reaching views to the front, as well as a spacious garage. The property is available with no onward chain.

Rattlesden

The pretty Suffolk Village of Rattlesden lies in a hilly region between Stowmarket and Bury St Edmunds with the River Rat running through the centre. The village has many amenities including a "good" rated Primary Academy School, two pubs, one very well regarded for food, a playing field with play area and a fabulous Pavilion which is available for hire and hosts many clubs and activities, a Parish Church and a village shop.

Services:

Mains services are connected including water, electricity and drainage. Oil Fired central heating

Local Authority & Council Tax Band:

Mid Suffolk District Council. Council Tax Band B

Tenure:

For sale FREEHOLD with vacant possession upon completion.

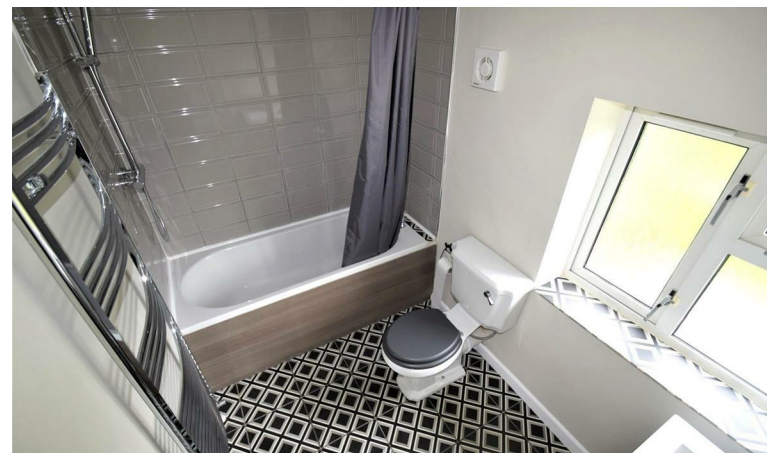
Anti Money Laundering Regulations

We are obliged under the Government's Money Laundering Regulations 2019, which require us to confirm the identity of all potential buyers who have had their offer accepted on a property. Therefore, we will require the full name(s), date(s) of birth and current address of all buyers as well as a copy of photographic ID (Driving License or Passport) and Address Verification in the form of a recent Utility Bill/Bank Statement. Once we have received this information we will be able to issue a Memorandum of Sale and move forward with the transaction.

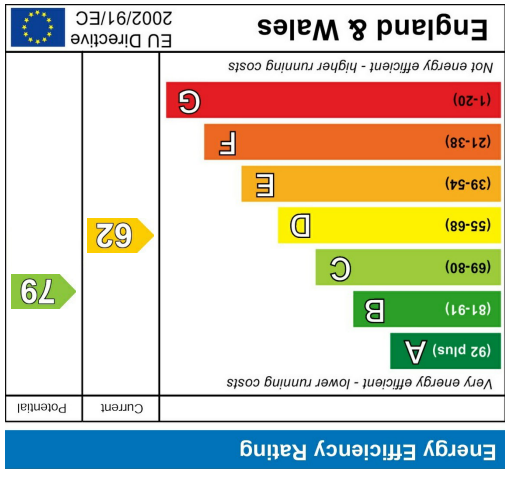
Features

- BEAUTIFULLY PRESENTED
- SPACIOUS ACCOMODATION
- SOUGHT AFTER VILLAGE LOCATION
- SITTING ROOM WITH WOODBURNER
- 4 BEDROOMS - GROUND FLOOR BEDROOM WITH EN SUITE
- SPACIOUS GARAGE & DRIVEWAY PARKING
- FRONT AND REAR GARDENS
- OPEN PLAN KITCHEN/DINING ROOM
- OFCH

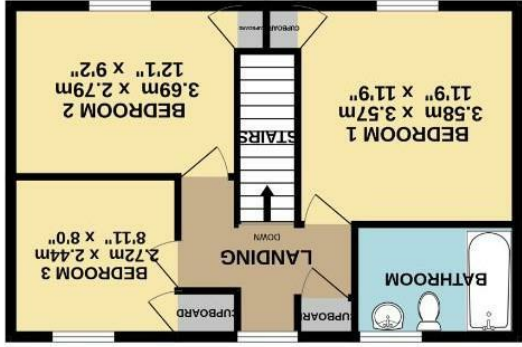




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
44.7 sq.m. (481 sq.ft.) approx.



GROUND FLOOR
91.8 sq.m. (988 sq.ft.) approx.