



PIKEMANS REST

Rattlesden

Suffolk



Chapman Stickels

PIKEMANS REST TOP ROAD, RATTLESDEN BURY ST EDMUNDS IP30 0SJ

Woolpit - 2.5 miles
Stowmarket - 4 miles
Bury St Edmunds - 11 miles

- Sitting room • Dining room • Kitchen • Utility room • Shower room •
- Three bedrooms (one with ensuite) • Garden • Off road parking •

The Property

Located in the sought-after Suffolk village of Rattlesden near Bury St Edmunds, Pikemans Rest is a charming three-bedroom period cottage which has been significantly extended in 2003 by the current owners.

The cottage is set back from the road and approached over a gravel drive to a porch made of brick and oak, with a tiled roof which leads to the front door providing access to the open plan sitting/dining room. The sitting room boasts a wealth of exposed timbers throughout and an open fireplace with attractive red brick surround and tiled hearth. The dining room is a cosy, atmospheric room with views across the garden and French doors onto a terrace. Beyond this is the well-proportioned kitchen, which has various base and eye level units with worktops and an attractive slate floor with integrated appliances such as electric oven, hob and microwave, with plumbing for a washing machine, and adjacent is a utility room providing a water softener and room for a tumble dryer. To the other side of the kitchen lies a modern downstairs shower room.

On the first floor a landing area serves as a study, and provides access to three bedrooms and a family bathroom with a luxurious Spa bath. The upgraded electric heating system which provides heat and hot water on demand was installed c.4 years ago, and the boiler is housed in the airing cupboard which can be found in the family bathroom.

Outside, the pretty cottage is set back from the road within its plot and the garden sits principally to one side and partly to the rear, enjoying fabulous uninterrupted countryside views with a drive providing parking.

A CHARMING THREE BEDROOM SEMI-DETACHED COTTAGE IN A RURAL LOCATION, ENJOYING FAR-REACHING COUNTRYSIDE VIEWS



Location

Rattlesden is a quaint village and civil parish in Mid Suffolk. The village has a post office, preschool, primary school, 2 pubs, village hall and shop, as well as Rattlesden Pavilion which holds indoor sports and social functions. Bury St Edmunds is around 10 miles away, and offers a wide range of restaurants, shops and leisure facilities.

Services

Mains electricity, water and drainage.

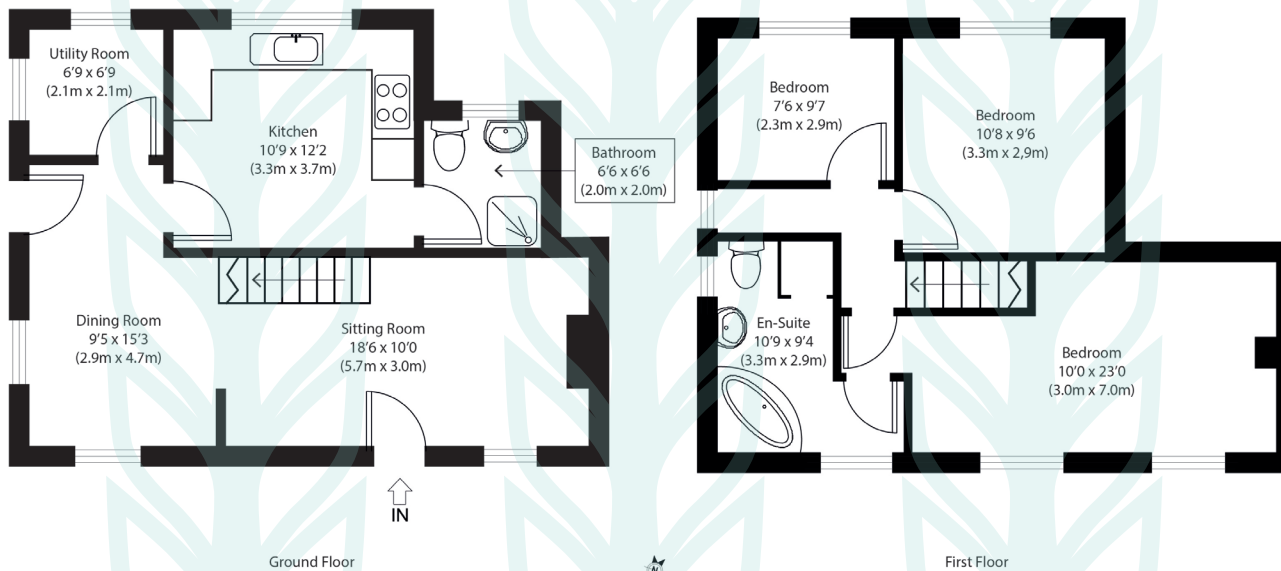
Local Authority and Council Tax Band

Mid Suffolk Council
Council Tax Band B

EPC

Current E (46). Potential C (75).





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