

oakheart

£450,000

Guide Price

Drinkstone Road, Gedding

****GUIDE PRICE £450,000-£475,000****

Set in the picturesque Suffolk Village of Gedding is this magnificent, extended and impeccably finished four bedroom family house with a generous private plot, plentiful off road parking and versatile living space spanning over three floors!

This enviable family residence is finished in the most thoughtful, trendy and impressive designs making it one not to miss! Whilst boasting some of the most desirable decorative finishes the property also enjoys a wealth of extended luxurious living accommodation, the ground floor alone offers 3/4 receptions rooms,

a 6.5m open plan kitchen/diner, a downstairs cloakroom and a separate utility. The kitchen/diner is an amazing social space that is perfect for those who enjoy entertaining family and friends. It has a bright airy feel which is accentuated by a vaulted glass ceiling over the extension as well as two sets of windows and a patio door to the garden at the rear. Further features briefly include; stone effect tiled flooring, royal navy kitchen units at both eye and low levels, wood effect work surfaces, black and cream Range style gas hob and oven below, ceramic white sink and drainer unit with a brass mixer tap, mottled tiled splash backs, spot lights, breakfast bar and solid timber craft work top in the extension.

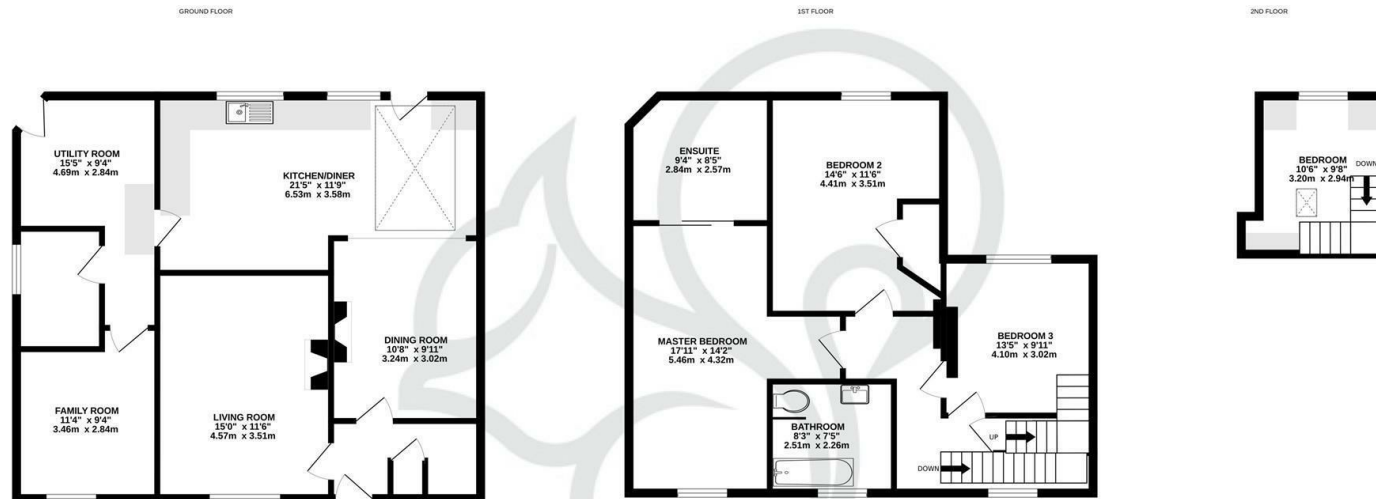
The living room towards the front aspect is a cosy, yet spacious reception room that centres around a large fireplace that has a brick hearth and timber mantle with a double door multi-fuel burner inset. The room is finished to a beautiful pastel olive colour up to picture rails with a bright timber floor and dark wood original door to the hall. Due to the positioning of the family room, downstairs cloakroom and the utility, this wing of the property may be ideal for those looking to incorporate multi-generational living and may suit as independent living for an elderly relative or a family member with accessibility requirements.












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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Local Authority:
Mid Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Oakheart Bury St Edmunds
01284 331077
bury@oakheart.co.uk
8 St Johns Street, Bury St Edmunds, Suffolk, IP33 1SQ

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