



oakheart

£425,000

Guide Price

Rattlesden, Bury St. Edmunds

****GUIDE PRICE** £425,000-£450,000**** Positioned in the heart of the charming Suffolk village of Rattlesden, this beautifully extended four-bedroom semi-detached home offers a rare opportunity for families and upsizers seeking space, character and countryside living—all available with no onward chain.

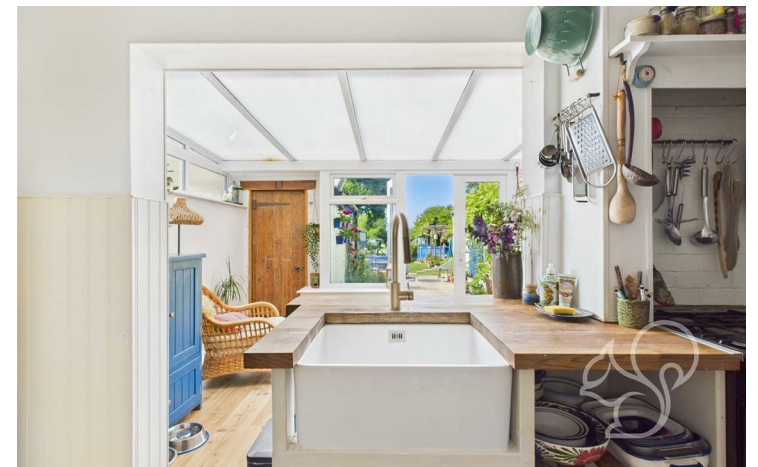
The property welcomes you with off-road parking for up to four vehicles, leading into a small yet practical porch area. From here, you enter a warm and inviting sitting room, complete with a multi-fuel burner. Moving through to the rear of the property, the heart of the home is a well-appointed kitchen, featuring a butler sink and a range of both high and low storage cupboards.

Behind the kitchen is a bright and airy sunroom that doubles as a dining area, boasting uninterrupted views across the property's impressive garden and the rolling fields beyond.

To the side of the kitchen you will find a practical downstairs shower room with a walk-in shower plus also a snug area and a utility cupboard, with a second rear door providing convenient access to the garden.

Upstairs, the property offers three generously sized double bedrooms and a smaller fourth double room, which could serve as a nursery, guest room or home office. A family bathroom completes the first floor accommodation.

Externally, the impressive rear garden boasts an expansive lawn space and clear views across the surrounding countryside, it's a haven for outdoor living and entertaining. A brick-built outbuilding offers excellent versatility, whilst a purpose-built outdoor bar and kitchen area complete with a decked area creates the perfect setting for summer gatherings. Toward the rear of the garden, you'll find a poultry pen, a firepit area, and plenty of space for children to play or for keen gardeners to make their mark.











Approximate total area⁽ⁿ⁾

124.4 m²

1340 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	55	83
England & Wales EU Directive 2002/91/EC 		

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

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