

oakheart



£485,000

Offers In Excess Of  
Green Close, Drinkstone.





Located in the peaceful village of Drinkstone, Suffolk, this versatile five-bedroom detached home offers spacious and flexible accommodation ideal for family or multi-generational living. Drinkstone is a charming village surrounded by countryside, yet well connected to nearby Bury St Edmunds, and the A14 for easy access to Cambridge, Ipswich, and beyond.

Located at the start of a cul-de-sac, the property is approached via a driveway providing ample off-road parking. A porch leads into a welcoming sitting room, offering a quiet space to relax. The kitchen, fitted with modern units and good worktop space, is open to a

generous dining area, making it ideal for entertaining. Whilst a separate utility room provides further storage and laundry facilities.

The spacious lounge provides a comfortable area for the family to relax, whilst connecting effortlessly to the dining area and also the living room. The living room features doors that open directly onto the garden creating a seamless indoor-outdoor feel.

Three bedrooms are located on the ground floor, one of which has its own en-suite shower room, making it perfect for guests or single-level living. Upstairs are two further double bedrooms, one with an

en-suite bathroom, along with a first-floor living room – ideal as a teenage retreat or home office.

To the side of the property is a generous garden, mainly laid to lawn and with mature hedging, offering privacy and a great space for children or pets. A patio area provides the perfect spot for outdoor dining or relaxing in the sun.

This is a well-proportioned and adaptable home in a desirable village location, offering a rare combination of space, flexibility, and countryside charm.







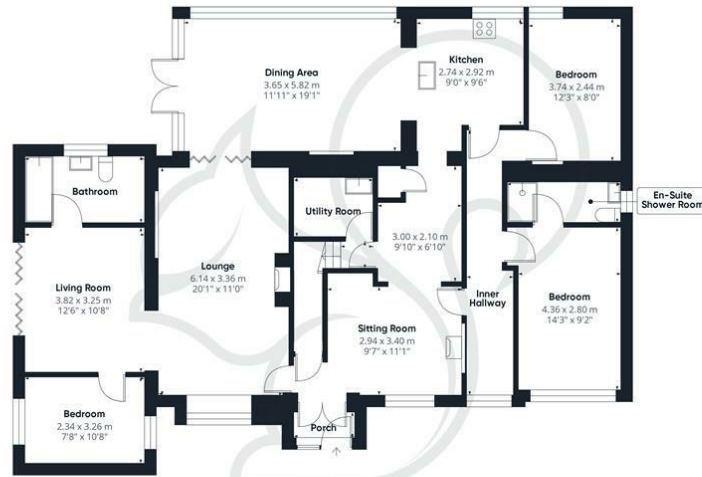




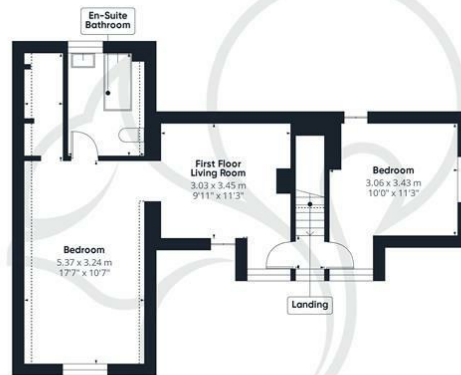








Ground Floor



Floor 1

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Approximate total area<sup>1)</sup>

188.2 m<sup>2</sup>

2027 ft<sup>2</sup>

Reduced headroom

2 m<sup>2</sup>

22 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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:

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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