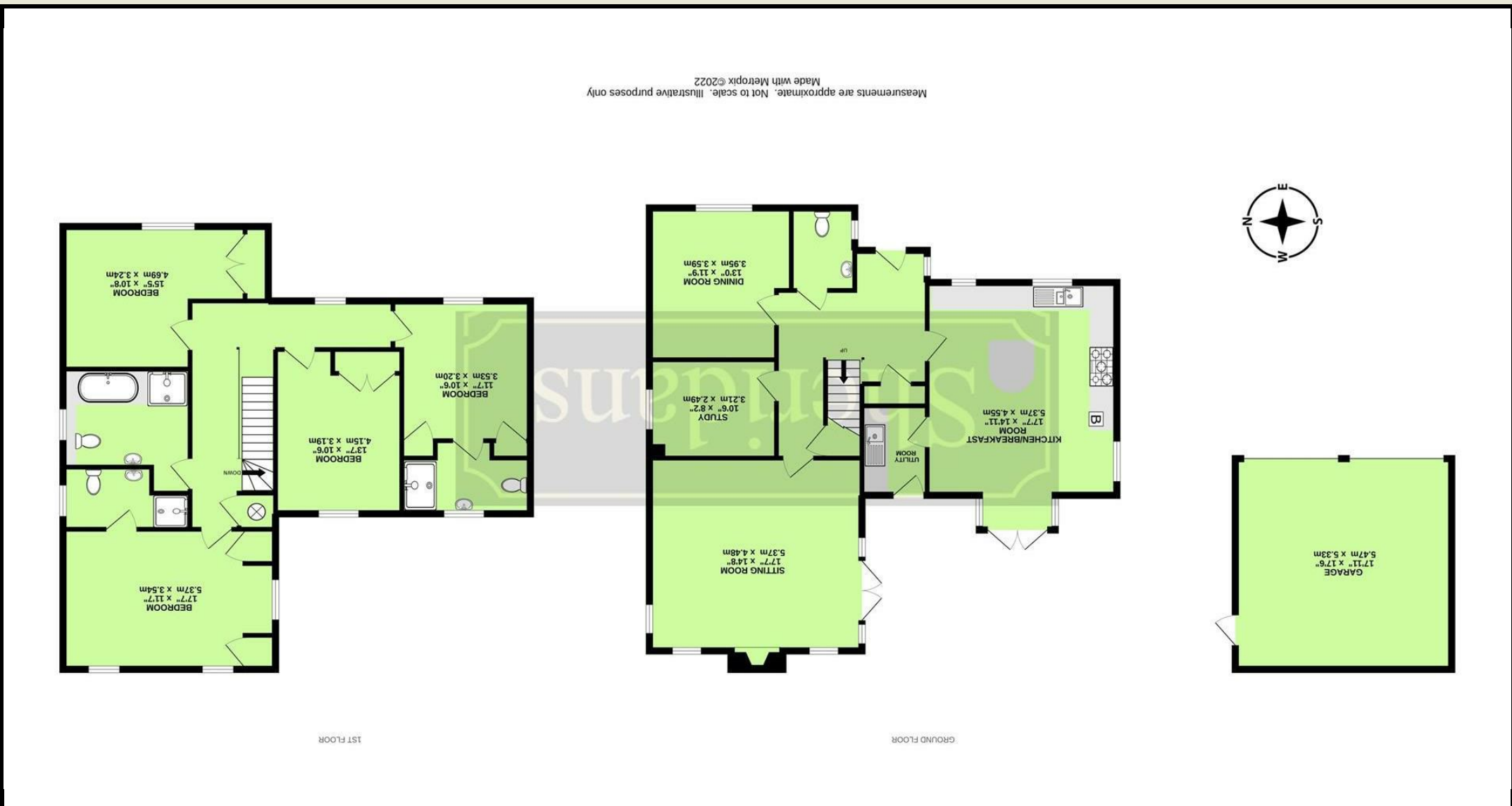


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





School Meadow, Drinkstone IP30 9SW

Guide Price £750,000

A well-crafted Suffolk farmhouse style home offering luxuriously appointed accommodation enjoying a delightful setting within the pretty village of Drinkstone.

Understood to have been built about 17 years ago to a very high standard and finish, 4 School Meadow is an attractive family home providing beautifully presented accommodation displaying many quality features throughout including stone flooring, traditional sash windows to front, quality kitchen and bathrooms, ledge and brace internal doors and a striking stone fireplace with stove, whilst enjoying a tranquil setting providing peacefulness and privacy within secluded gardens of just under 1/4 of an acre.

The accommodation currently in brief comprises of an entrance hall with stone flooring, stairs off to first floor and door leading to the sitting room, which overlooks the landscaped garden accessed via French doors. This beautifully presented triple aspect room has a stone fireplace surround with multi fuel log burner. There is a separate dining room and the fabulous kitchen/breakfast room is just wonderful, with stone flooring, French doors lead to the garden terraces. In here there is an extensive range of high quality fitted floor cupboards and drawers beneath black granite worktops with central island, Rangemaster oven with hob and integrated fridge, freezer and dishwasher. There is a large utility room with floor and wall cupboards, plus sink, plumbing for a washing machine, and door to outside. The ground floor also boasts a study and a cloakroom.

The first floor accommodation has a triple aspect master bedroom with ensuite comprising of shower, wash basin and WC. There are

two built-in wardrobes. The guest room also has an en-suite and twin built-in single wardrobes. This floor has two further double bedrooms, both with built-in wardrobes, and the family bathroom with bath, separate shower, wash basin and WC completes the accommodation.

Outside

The property is approached through a pair of impressive newly installed timber gates and side gate, leading to the shingled forecourt providing extensive parking and a detached double garage with loft storage, wooden up and over doors, personal side door, plus power and light. The generous front garden includes a banked lawn with a spectacular willow tree set behind laurel hedging and a brick and flint wall.

The splendid landscaped west facing rear garden is extremely attractive and features a large terrace, well stocked beds, container planting and lawn enclosed within brick wall, panel fencing and hedging. The private terrace is super for entertaining as there are French doors from the sitting room and kitchen/breakfast room which enables the house to flow seamlessly into the garden. There are outside lights and tap.

Location

Drinkstone is a popular and lively small village situated south of the A14 between the market towns of Bury St Edmunds (8 miles) and Stowmarket (7 miles). There are a considerable number of clubs, sports, activities and social events that go on in this very community minded village. There is a village hall, a playing field and children's playground, two Windmills (one Grade I listed) and a 14th century Church.

- No onward chain
- Cloakroom
- Kitchen breakfast room with island
- Utility
- Sitting room with fireplace and stove
- Dining room, study
- Four bedrooms, two en-suite, family bathroom
- Gated driveway, ample parking, double garaging
- Charming landscaped west facing gardens
- Delightful setting in pretty village

Directions

When travelling along Drinkstone Road from the direction of Bury St Edmunds and the village of Beyton, follow the road down the hill and turn right at the sharp left hand bend into The Street. Follow the road over the bridge, where the entrance to School Meadows will be found further on the right-hand side.

Services

Mains electricity and water. Private drainage. Oil fired radiator central heating. Council tax band F. EPC Rating D.

