



Jacobs Meadow, Rattlesden, Bury St. Edmunds

Sheridans



Jacobs Meadow, Rattlesden, Bury St. Edmunds IP30 0RF

Guide Price £450,000

Detached 4 bedroom house with south facing gardens situated in the heart of the picturesque village of Rattlesden.

Built of traditional brick construction beneath a tiled roof and offered with no onward chain, this attractive detached house provides a surprising level of accommodation displaying features including oak flooring and red brick fireplace with wood burning stove. The light and airy accommodation currently in brief comprises a spacious reception hall with stairs off to first floor and door to a cloakroom. The comfortable dual aspect sitting room has oak wooden flooring and fireplace with stove. The separate dining room has French doors to the rear terrace, gardens and double doors to the kitchen. Situated off the kitchen is a utility room, completing the ground floor accommodation.

On the first floor, the landing leads to the four bedrooms including the principal bedroom with en-suite. The remaining three bedrooms are served by the family bathroom, completing the first floor accommodation.

Outside

To the front is an area of garden being mostly laid to lawn. A driveway provides ample vehicle parking and access to the detached double garaging. The south facing rear gardens provide a good degree of privacy and include a greenhouse and an area of timber decking creating an ideal area for outdoor entertaining and al-fresco dining.

Location

The house occupies a lovely setting in the heart of the village. Rattlesden is a popular and picturesque village, with a thriving local community, offering local facilities including a recreation field with pavilion, two public houses, church and community-run village shop. The village is closely linked with the Parish of Woolpit and situated approximately 2 miles South of the A14, which in turn gives access to the Cathedral town of Bury St Edmunds (8 miles), Cambridge (33 miles) and Ipswich (19 miles). A commuter rail service is available at Stowmarket (approximately 4 ½ miles), with a branch line to London's Liverpool Street station at Elmswell 3 miles away.

Directions

When entering the village from the direction of Woolpit, turn right into the village and right again

- Detached cottage style home in the heart of the picturesque village of Rattlesden
- South facing gardens
- Ample vehicle parking and double garaging
- No onward chain
- Spacious reception hall
- Oak flooring, period style fireplace with wood-burner
- Dual aspect sitting room
- Kitchen, dining room
- Utility, cloakroom
- Four bedrooms, en-suite shower, family bathroom

into the High Street. Follow the road past the church and Pub, where the driveway leading to Jacobs Meadow will be found further on the left.

Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: F

Broadband speed: Up to 1800 mbps available (Source Ofcom)

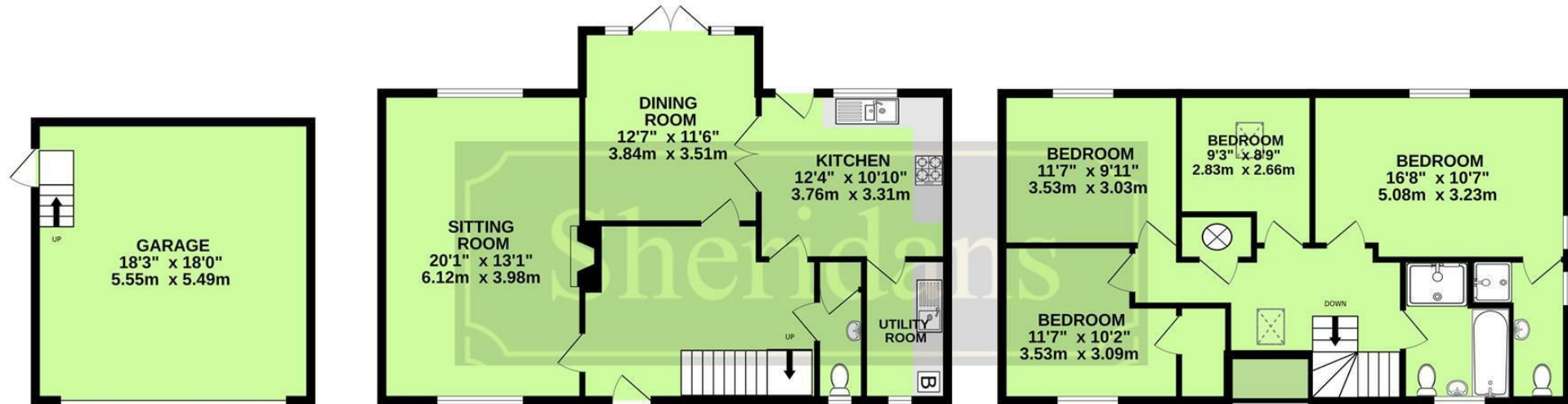
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: No Risk



GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.

1ST FLOOR
726 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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