

# BUCKS

PROPERTY AGENTS



Dunoon Top Road, Rattlesden, Bury St. Edmunds, IP30 0SJ  
Offers Over £400,000

- Four Bedrooms
- Conservatory
- UPVC Windows
- Solar Panels
- In Need Of Modernisation
- Chalet Bungalow
- Wet Room and Bathroom
- Oil Radiator Central Heating
- Off Road Parking For Several Vehicles
- Vacant Possession and No Upward Chain



# Dunoon Top Road, Bury St. Edmunds IP30 0SJ

Nestled in the charming village of Rattlesden, Bury St. Edmunds, this delightful detached chalet bungalow on Top Road presents an excellent opportunity for those seeking a project to make their own. With four well-proportioned bedrooms, this property offers ample space for families or those looking to downsize without compromising on comfort. The bungalow features a welcoming conservatory, perfect for enjoying the natural light and views of the garden. Additionally, the property boasts both a wet room and a separate bathroom, providing convenience for family living. The exterior of the home is equally impressive, with a brick outbuilding in the rear garden offering potential for many uses, whether as a workshop, studio, or additional storage. The property also includes a car port and a single garage, complete with an up-and-over door, power, and light, ensuring practicality for vehicle storage and hobbies alike. Off the car port is a utility room with power, lighting and plumbing. Off-road parking is available for several vehicles, making it ideal for families or those who entertain guests. While the property is in need of modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences. This house offers vacant possession with no upward chain, providing you with the flexibility to move in hassle free.

With its desirable location and generous space, this chalet bungalow is a rare find with views over fields to front and rear. Rattlesden is a village within Mid Suffolk with a river running through the village and with local amenities such as village shop, post office, pubs, churches, play area and sports pavilion. Located 6 miles from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich.



Council Tax Band: D



### Entrance Hall

With stairs leading to first floor and radiator.

### Sitting Room/ Dining Room

With windows to side and rear filling the room with natural light, TV point and three radiators.

### Kitchen

With windows to front and side and door leading to outside, range of high and low units, stainless steel sink and drainer, tiled splashbacks, electric hob, eye level electric double oven, space for fridge, vinyl floor and radiator.

### Conservatory

With windows all around and patio doors leading to outside ideal for indoor/outdoor entertaining and radiator.

### Wet Room

With window to front, shower, low level W/C, basin, airing cupboard, extensively tiled walls, non-slip floor and radiator.

### Hallway

Spacious hallway with radiator and leading to first floor.

### Bedroom Three

With window to front and radiator.

### Bedroom Four

With window to rear and radiator.

### First Floor Landing

With built-in storage to one wall.

### Bedroom One

With window to rear, built-in wardrobes to one wall and radiator.

### Bedroom Two

With window to rear, built-in wardrobes with access to loft, eaves storage and radiator.

### Bathroom

With window to front, low level W/C, bath, pedestal basin, shaver point, cupboard housing hot water tank, loft access, extensively tiled walls and radiator.

### Outside

To the front of the property is a well maintained garden comprising of lawn, hedges, trees, shrubs and views over fields additionally a driveway providing off road parking for several vehicles, car port with window to rear and utility area with

plumbing for washing machine and power and light connected, single garage with up and over door and power and light connected. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, well maintained lawn, flowerbeds, brick built outbuilding, mature shrubs and trees. To the side of the property is an oil tank, brick wall, side gate for access and views over fields to rear and for privacy and seclusion is fenced all around.





## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 At the roundabout, take the 1st exit onto Bury St Turn right onto Tavern St/B1115 Continue to follow B1115 Turn right onto Lower Rd Turn left onto Stowmarket Rd Continue onto Lower Rd Turn left onto Rising Sun Hill Turn right onto Top Rd Destination will be on the left Arrive: Top Road, Rattlesden, Bury Saint Edmunds IP30 0SJ, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	