



Orchard Cottage,  
Rattlesden

DAVID  
BURR





# Orchard Cottage, School Road, Rattlesden, IP30 0SE

Rattlesden is a popular village with the delightful St Nicholas church, primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The Cathedral town of Bury St Edmunds is approximately 8 miles and Stowmarket approximately 4.5 miles both having an excellent range of schooling, shopping, recreational and cultural facilities and the latter having a mainline rail link to London Liverpool Street. Cambridge is approximately 33 miles and Ipswich approximately 19 miles.

An exceptional four-bedroom detached family home that perfectly balances modern convenience with timeless charm. Enjoying a prime position on the edge of this highly sought-after village, **Orchard Cottage** offers both a sense of space and easy access to local amenities. Designed with versatility in mind, the bright and spacious interior provides flexible living spaces to accommodate a range of lifestyles. Additional highlights include a double bay garage, ample parking, and a generous garden—ideal for both relaxation and entertaining. **Offered with No Onward Chain.**

## A Splendid four bedroom detached house in the ever-sought-after village of Rattlesden and being offered with no onward chain

**ENTRANCE PORCH** A welcoming space leading to:

**ENTRANCE HALL** An inviting introduction to the house, featuring a tiled floor, a staircase rising to the first floor, and doors leading to:

**DRAWING ROOM – 5.4m x 4.1m (17'9" x 13'7")**

A beautifully proportioned reception room with ambient wall lighting, an attractive fireplace with a brick surround, Oakwood bressummer, and inset wood-burning stove. Bi-folding timber doors open onto the rear terrace, seamlessly connecting indoor and outdoor spaces.

**KITCHEN/BREAKFAST/LIVING ROOM – 7.5m into recess x 5.5m (24'9" into recess x 17'11")** an outstanding open-plan living space, thoughtfully arranged into distinct kitchen, dining, and relaxation areas. A vaulted ceiling enhances the sense of space, while bi-folding timber doors flood the room with natural light and provide direct access to the terrace and garden beyond.

The kitchen is beautifully appointed with an extensive range of stylish, modern units, complemented by thick wooden worktops that incorporates a sink unit with drainer and a mixer tap. A central island provides additional preparation space, incorporating a sleek halogen hob with a retractable extractor fan. High-quality integrated **Neff** appliances include a fridge freezer, electric oven, and dishwasher.

**BEDROOM FOUR/STUDY – 3.8m x 3m (12'6" x 9'10")**

A versatile room offering potential as a study, additional sitting room, or fourth bedroom, with a built-in storage cupboard.

**UTILITY ROOM** A well-equipped space fitted with additional storage units and wooden worktops, incorporating a sink unit with drainer and a mixer tap. There is space for a washing machine, a door to the garden, and practical tiled flooring. A useful cloak cupboard houses the boiler.

**SHOWER ROOM** A contemporary suite comprising a large shower cubicle, a low-level W.C., and a stylish wash hand basin.

### FIRST FLOOR

**LANDING** A bright and spacious area with two Velux windows to the rear, access to loft storage, and doors leading to:

**BEDROOM ONE – 5.4m x 4.2m (17'9" x 13'8")** A superb principal bedroom with a front aspect and access to:

**ENSUITE** A well-appointed suite featuring a large shower cubicle, a low-level W.C., and a wash hand basin. Velux window to the rear.



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## **BEDROOM TWO– 3.8m x 3.3m (12'6" x 10'10")**

A comfortable double bedroom with a front aspect.

## **BEDROOM THREE – 4.1m x 3m (13'7" x 9'10")**

A well-proportioned bedroom with a front aspect and a built-in wardrobe.

**FAMILY BATHROOM** A stylish suite including a part-tiled enclosed panelled bath, a shower cubicle, a low-level W.C., and a wash hand basin set within a vanity unit. Velux window to the rear.

## **Outside**

A five-bar gate opens onto a sweeping gravel driveway, providing ample parking and leading to A **Double Garage** An attractive red brick outbuilding beneath a pitched tiled roof, benefitting from security lighting to the front, with electric roller shutter doors.

The property enjoys a deceptively generous plot, with a beautifully positioned terrace immediately to the rear—ideal for entertaining and al fresco dining. The garden is thoughtfully landscaped, with mature trees and established borders interspersed with a variety of flowering plants. **In all, the grounds are believed to extend to approximately 0.3 acres.**

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band E.

**EPC RATING: E**

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**SERVICES:** Mains Electricity, Drains and Oil-fired central heating.

**NOTE:** None of these services have been tested by the agent.

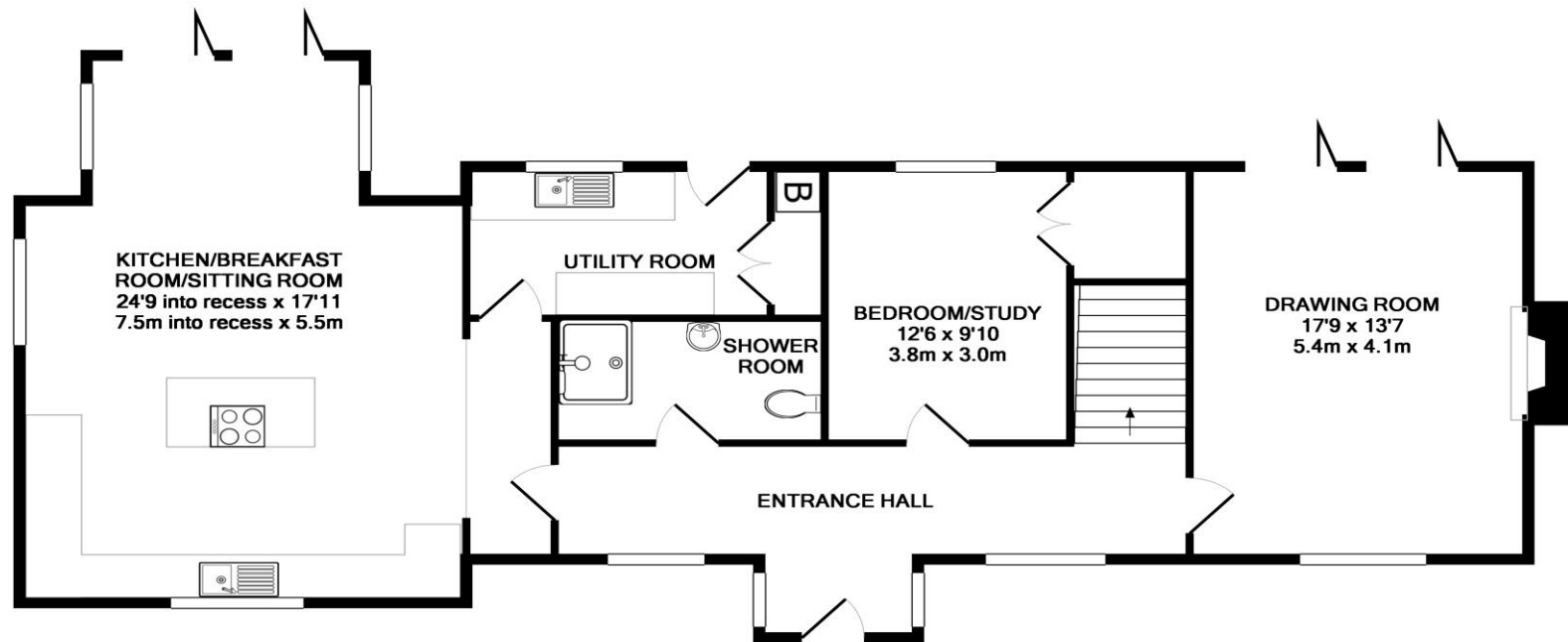
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

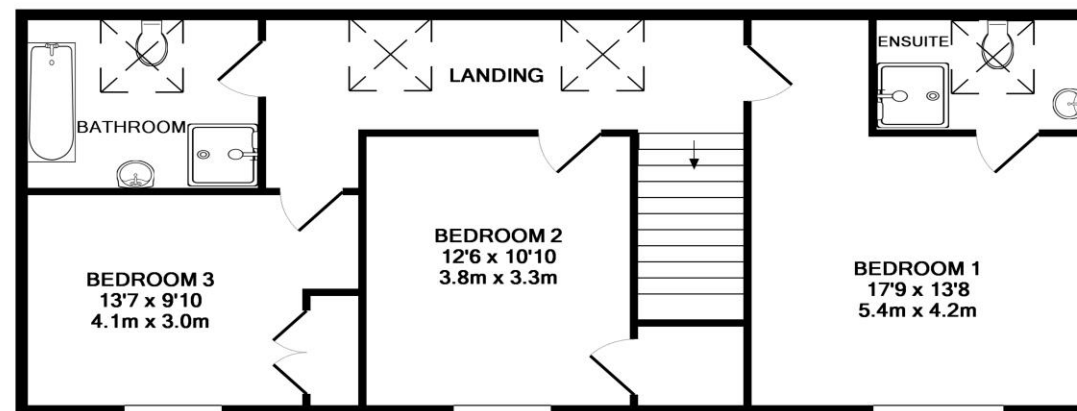








GROUND FLOOR



1ST FLOOR



