



Drinkstone
Suffolk

DAVID
BURR



2 Chapel Cottage, Gedding Road, Drinkstone, Suffolk.

Drinkstone is a quiet, unspoilt village surrounded by beautiful countryside and a wonderful network of footpaths, situated in the heart of mid-Suffolk. Located approximately 6 miles southeast of Bury St Edmunds and 7 miles from Stowmarket, the village offers a peaceful rural lifestyle while remaining accessible to nearby towns. The community is active and welcoming, with a village hall hosting various clubs and activities. The surrounding area is characterised by arable farmland, much of which has been reclassified for equestrian use, contributing to the picturesque landscape.

A beautifully renovated period cottage offering four bedrooms, two bathrooms, a spacious open-plan kitchen/dining/living area, a cosy sitting room with a log burner, a private south-east facing garden, and off-road parking. Situated in the heart of the desirable village of Drinkstone, this semi-detached home seamlessly blends character charm with modern conveniences, providing an idyllic lifestyle opportunity.

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PROPERTY OVERVIEW

2 Chapel Cottage is a semi-detached period home that has been thoughtfully updated, renovated, and modernised to an exceptional standard.

The property boasts spacious and versatile accommodation, including a welcoming **ENTRANCE HALL** with stairs to the first floor and a cosy **STUDY**, which could alternatively be used as a bedroom.

The large open-plan **KITCHEN/LIVING/DINING ROOM** features bespoke kitchen units under hardwood work surfaces, integrated appliances including a range-style electric oven with hob, and a butler-style ceramic sink with mixer tap.

Door leading to the **DINING** area, and an archway opens to the **UTILITY ROOM**, which offers additional storage and plumbing for a washing machine, with access to the rear garden.

The **SITTING ROOM** is a delightful space, featuring a log burner and patio doors that open to the patio and garden beyond.

Upstairs, there are **FOUR BEDROOMS**, one of which is currently used as a dressing room. The principal bedroom benefiting from an **EN-SUITE** bathroom comprising a shower cubicle, WC, and wash basin. An additional shower room with WC and shower cubicle serves the remaining bedrooms, and a large airing cupboard provides ample storage.

Outside Space

Externally, the property offers a large gravelled area to the side, currently used for parking, with gated access to the side and rear gardens. The **PRIVATE GARDEN** enjoys a delightful south-east aspect, featuring a spacious lawn and a charming patio area, perfect for outdoor entertaining. The garden provides picturesque views over neighbouring paddocks and farmland beyond, enhancing the tranquil rural setting.

2 Chapel Cottage, Gedding Road, Drinkstone, Suffolk.

SERVICES: Mains water and Electricity. Oil fired heating and sewerage water treatment plant.

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

LOCAL AUTHORITY: Mid Suffolk District

COUNCIL TAX: Band B

EPC RATING: TBC

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

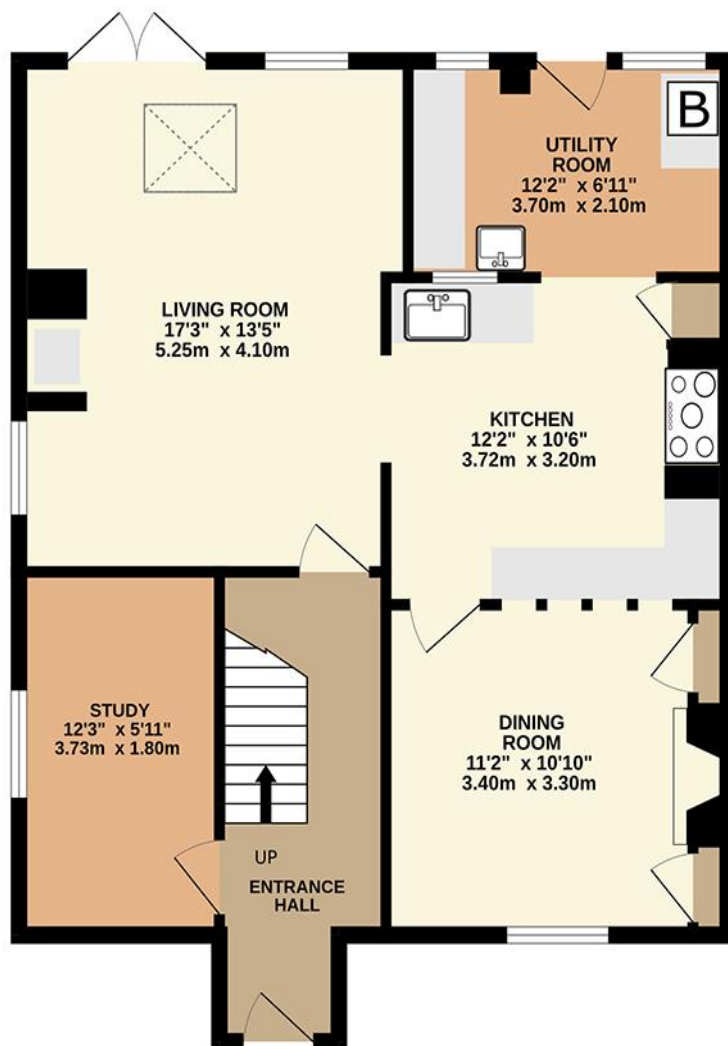
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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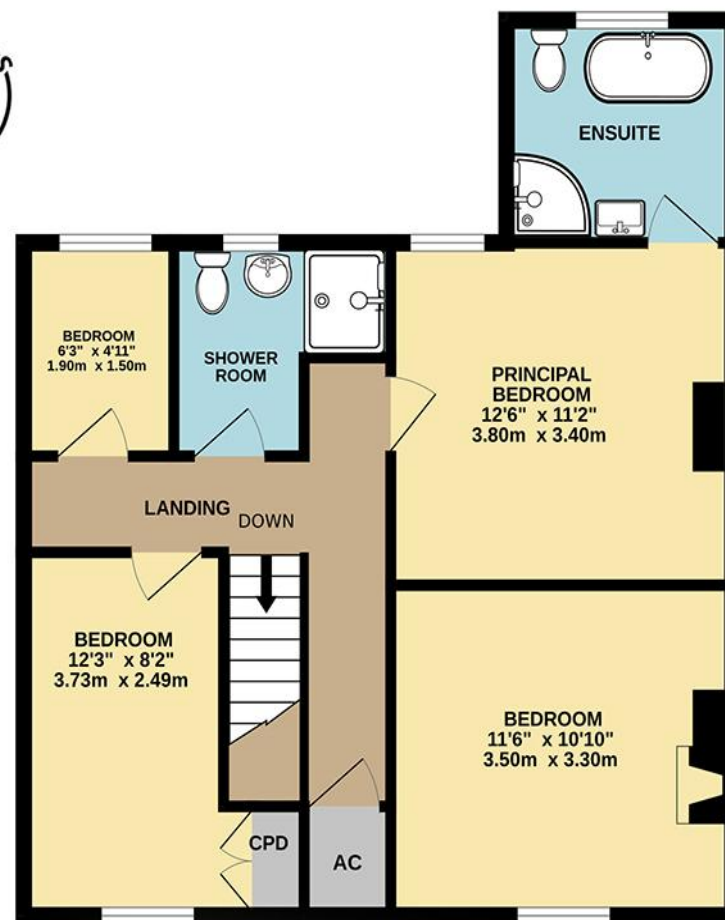




GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1366 sq.ft (126.9 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.



