



Drinkstone Road  
Gedding, Suffolk

DAVID  
BURR



# 9 Drinkstone Road, Gedding, Suffolk, IP30 0QB.

**Gedding** is a small rural parish in **Mid Suffolk**. Situated in the hundred of Thedwastre, the parish lies about **six miles SE** of Bury St Edmunds and **6 miles west** of Stowmarket, offering peaceful countryside living with easy access to local town. Nearby is Drinkstone village, with amenities such as All Saints' Church (grade II\* listed), historic windmills, and a village hall. The area borders beautiful reserves like Bradfield Wood. The wider locality benefits from nearby primary schools, nursery, shop and pub in Rattlesden and Woolpit and Thurston Community College for secondary education. Nearby Felsham has a playing field, pub and community shop. The nearest railway service is at **Elmswell station**, around 7 km away, with further rail connections available at Thurston and Stowmarket.

Nestled in the peaceful Suffolk village of Gedding and backing onto open countryside, **9 Drinkstone Road** offers a rare opportunity to acquire a spacious and well-maintained **semi-detached family home** in an idyllic rural setting. This thoughtfully extended three-bedroom property blends generous interiors with charming garden views, all within easy reach of Bury St Edmunds, Stowmarket, and the A14 for excellent commuter access.

## A spacious and well-presented village home backing onto open countryside, offering idyllic rural living within one of Mid Suffolk's sought after areas.

Entrance door opening into a practical reception area that leads to the dining room and Sitting room:

**SITTING ROOM:** (11'5" × 14'11" / 3.48m × 4.55m) with a front-aspect window and generous proportions—ideal for relaxing or entertaining.

**DINING ROOM:** (9'10" × 10'9" / 3.00m × 3.27m), a charming room, conveniently positioned adjacent to the kitchen with a former fireplace having tiled hearth creates the main focal point of the room. A staircase rises to the first having understairs storage cupboard.

**KITCHEN:** (18'10" × 7'10" / 5.73m × 2.38m) A superb modern kitchen spanning nearly the full width of the property, offering ample cabinetry under wooden worktops that incorporates a butler style sink unit. Spaces for a rangemaster style cooker, fridge freezer and a slim wine fridge. Door giving access to the rear hall.

From the hall, there's a **cloakroom/WC** and entry to a **conservatory** (11'3" × 8'7" / 3.43m × 2.63m), which opens directly to the rear garden—perfect for year-round enjoyment of the outdoors.

**FIRST FLOOR:** A central landing connecting all bedrooms and providing natural light throughout. Doors to:

**BEDROOM ONE:** (9'10" × 13'6" / 2.99m × 4.12m) A substantial room having fitted wardrobes and rear aspect of the garden.

**BEDROOM TWO:** (11'3" × 10'1" / 3.44m × 3.07m) located at the rear of the property having views of the garden and being of a generous size.

**BEDROOM THREE:** (7'2" × 7'6" / 2.18m × 2.29m), ideal as a child's room or study with side aspect.

**BATHROOM:** (8'0" × 8'10" / 2.44m × 2.69m), A delightful suite with deep oval bath having central mixer tap with shower attachment. WC, shower cubicle and wash hand basin.

### Outside Space

The gardens have been thoughtfully landscaped and provide a wonderful mix of functionality and charm. To the rear, a delightful enclosed garden offers a secluded

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space ideal for outdoor dining and entertaining, with a characterful brick-built potting shed with adjoining barbecue shelter and wood-fired oven creating a striking focal point. The remainder of the rear has a designated lawn area and a terrace immediately abutting the rear of the house.

To the front, the property is approached via a substantial gravelled driveway providing ample off-road parking and access to a carport. The adjoining front garden is attractively laid to lawn with raised vegetable beds, a greenhouse, and soft fruit planting — perfect for those with a passion for gardening or sustainable living. A timber shed provides useful storage, and mature hedging offers a degree of privacy.

A secure gate and pathway link the front and rear gardens, uniting the more practical growing space with the relaxing, low-maintenance courtyard setting behind the house.

**SERVICES:** Mains water and drainage are connected. Oil fired central heating.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk, IP6 8DL. Tel: (01449) 724500.

**COUNCIL TAX BANDING:** Band C

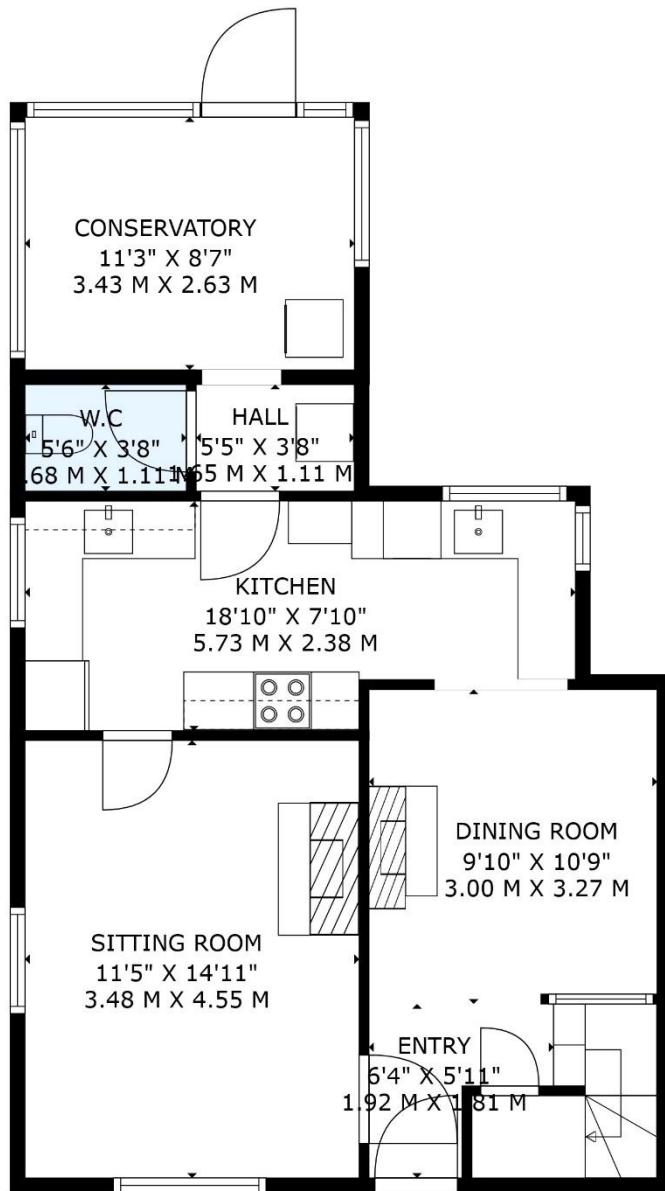
**EPC RATING:** TBC

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

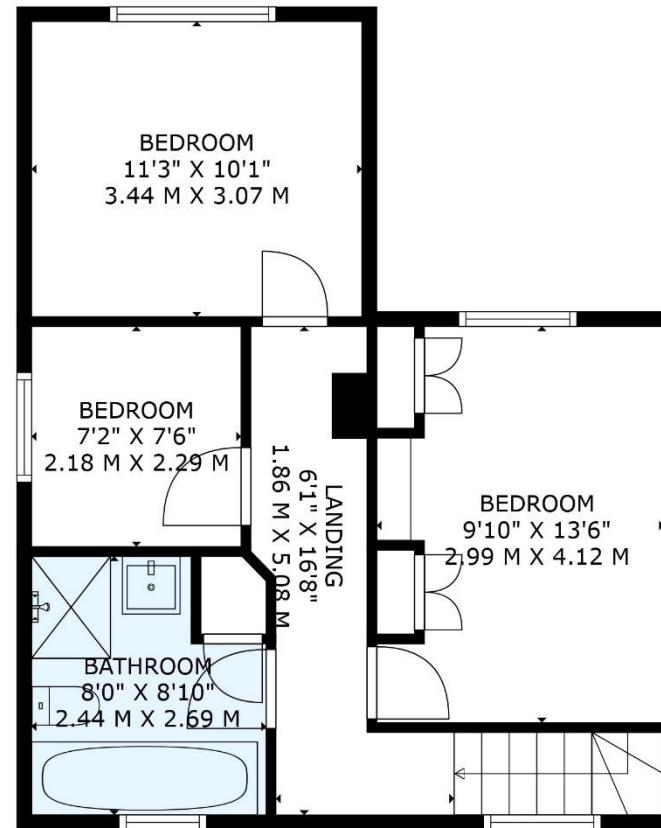
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FLOOR 1



FLOOR 2

**TOTAL: 1099 sq. ft, 102 m<sup>2</sup>**  
 FLOOR 1: 622 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 477 sq. ft, 44 m<sup>2</sup>  
 WALLS: 115 sq. ft, 11 m<sup>2</sup>

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



