

CROSS STREET DRINKSTONE FOR SALE

- 4-BEDROOM DETACHED HOME
- HIGH SPECIFICATION
- LOCAL DEVELOPER
- SOUGHT AFTER VILLAGE
- ENERGY EFFICIENT
- 180SQM
- 0.2 ACRE PLOT

PRICE
£745,000



OVERVIEW:

GD Estates are proud to introduce this truly exceptional four-bedroom detached home, built to a high specification by the renowned Suffolk Timber Homes Ltd. Nestled in the heart of the well-regarded village of Drinkstone, this newly constructed property is perfectly positioned down a quiet lane, offering a peaceful and private setting.

This thoughtfully designed home provides an abundance of space and versatility, with accommodation that spans two floors. The ground floor welcomes you with a central reception hall, a snug/study ideal for working from home, or offering an additional reception room, cloakroom, living room with double doors leading to the patio, and a large open-plan kitchen/breakfast room, perfect for family dining and entertaining. The ground floor also features a utility/boot room, WC, and plant room.

Upstairs, there are four generously sized double bedrooms, two of which feature en-suite bathrooms, as well as a beautifully appointed family bathroom.

Set on a 0.2-acre plot, the property benefits from a large driveway and ample off-road parking, in addition to a garage with EV car charging station. The rear garden is designed to complement the home, with a patio area for outdoor dining and well-established borders providing additional privacy.

This is a rare opportunity to secure a beautifully designed, energy-efficient home in a sought-after Suffolk village, perfect for those seeking a blend of modern comfort with peaceful village living.



LOCATION:

Drinkstone is a well-regarded picturesque village in the heart of Suffolk.

While Drinkstone offers a peaceful rural setting, it is just a short drive from Bury St Edmunds, providing access to shopping, dining, and cultural attractions. Stowmarket also offers convenient amenities and a railway station with direct links to London Liverpool Street. The property is also within easy access of the A14 trunk road, providing access to Bury St Edmunds, Ipswich, Cambridge and London via the M11, making this location perfect for both those wanting to enjoy village life, but also needing to commute further afield.

ENTRANCE HALL:

The property is entered via the composite door with glazing into the spacious entrance hallway. LVT flooring. Oak staircase with carpet covering treads and risers to first floor. 1x uPVC window to front aspect.

LIVING ROOM

14' 1" x 12' 3" (4.29m x 3.73m)):

Entry via double oak veneer doors into the light and airy living room. uPVC double doors to rear patio. 1x uPVC window to side aspect. Carpeted. Underfloor heating.



KITCHEN/BREAKFAST ROOM

32' 0" (max)" x 14' 1" (9.75m x 4.29m):

Beautifully designed triple aspect kitchen/breakfast room boasting a range of wall mounted and undercounter shaker style cabinets beneath square edge marbled white worktops. Inset white granite undermount sink with chrome mixer tap. Intergrated Bosch appliances including double oven, dishwasher, and fridge-freezer . Island with breakfast bar and marbled white square edge worktops, undercounter cabinets and draws in dove grey, with intergrated venting induction hob and wine fridge. LTV flooring. uPVC patio doors to rear garden.

Access to plant room which houses centralised services including electrics, water and heating.

UTILITY ROOM/BOOT ROOM

10' 0" x 8' 1" (3.05m x 2.46m):

Boasting undercounter shaker style cabinets beneath square edge marbled white worktops. Inset white granite sink with drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer. 2x uPVC windows to front and side aspect. uPVC part-glazed door to side. Coat hooks. LVT flooring and underfloor heating.

CLOAKROOM:

Durvait and Grohe suite comprising low level WC and pedestal wash hand basin. 1x uPVC window to front aspect. LVT flooring. Underfloor heating.

LANDING:

Spacious landing providing access to all first floor accomodation.

BEDROOM 1

16' 6" x 14' 1" (5.03m x 4.29m):

Dual aspect spacious main bedroom benefiting from two built in double wardrobes with built in shelving. Carpeted. 2x rad. 2x uPVC windows, one to each side. Access to;

ENSUITE (BEDROOM 1)

6' 10" x 6' 2" (2.08m x 1.88m):

Boasting a Durvait and Grohe three piece white suite comprising corner shower with mains shower, low level WC and pedestal wash hand basin. LTV flooring. Underfloor heating. Porcelanosa tiling. 1x uPVC window to side aspect..

BEDROOM 2

14' 1" x 13' 5" (4.29m x 4.09m):

Second dual aspect double which rivals the main bedroom. Built in double wardrobe with shelving. Carpeted. 1x rad. 2x (uPVC windows to front and side aspect. Loft hatch. Access to:

ENSUITE (BEDROOM 2)

6' 10" x 6' 2" (2.08m x 1.88m):

Boasting a Durvait and Grohe three piece white suite comprising corner shower with mains shower, low level WC and pedestal wash hand basin. LTV flooring. Underfloor heating. Porcelanosa tiling. x1 uPVC window to side aspect.

BEDROOM 3

11' 4" x 10' 6" (3.45m x 3.2m):

Third double bedroom with 1x uPVC window to rear aspect overlooking the garden. 1x rad.



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14, The Traverse, Bury St Edmunds, IP33 1BJ

BEDROOM 4

11' 2" x 10' 6" (3.4m x 3.2m):

Fourth double bedroom with 1x uPVC window to front aspect. Carpeted. 1x Rad.

FAMILY BATHROOM:

Boasting a Durvair and Grohe three piece white suite comprising panelled bath with mains shower over, low level WC and pedestal wash hand basin. Porcelanosa tiling. 1x uPVC window to front aspect. LTV flooring.

OUTSIDE:

The property sits in a plot approximately 0.2 acres and offers a spacious driveway with ample off-road parking and large garage with EV car charger. Beautifully designed lawn area with mature borders offering additional privacy, and patio area off of the kitchen and living room, perfect for external dining and entertaining.

The cladding on both the house and garage affords the luxury of being maintenance free.

SPECIFICATIONS:

- uPVC windows, doors and fascias
- Bespoke Kitchen with Bosch integrated appliances
- Absolute marbleled white worktops.
- Porcelanosa tiling
- Durvair and Grohe bathroom suites.
- Oak veneer internal doors.
- Oak staircase
- Super insulation
- Underfloor heating to ground floor
- LVT flooring.
- Zero maintenance external cladding.
- EV Car charging station.

SERVICES:

Mains services are connected including, water, electricity and drainage. Air source heat pump.

TENURE:

The property is FREEHOLD, chain free, and to be sold with vacant possession.

LOCAL AUTHORITY AND COUNCIL TAX BAND:

West Suffolk
Council tax band - TBC

AGENTS NOTES:

In accordance with The Property Ombudsman requirements, you are advised that a member of GD Estates staff (or their family members) are the vendor of this property.

WANT TO KNOW MORE ABOUT THE DEVELOPER?

Suffolk Timber Homes is Part of the Suffolk Timber Group and specialises in building boutique and individual homes, within a 25 mile radius of Bury St Edmunds. To find out more visit their website at:
<https://www.suffolktimberhomes.co.uk/>



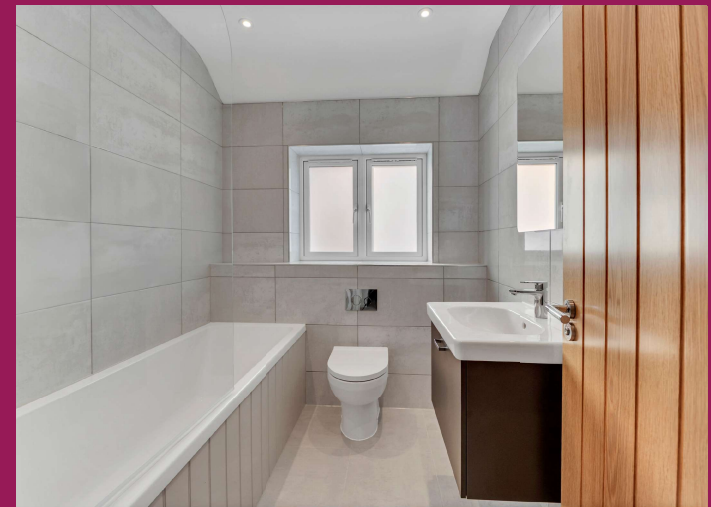
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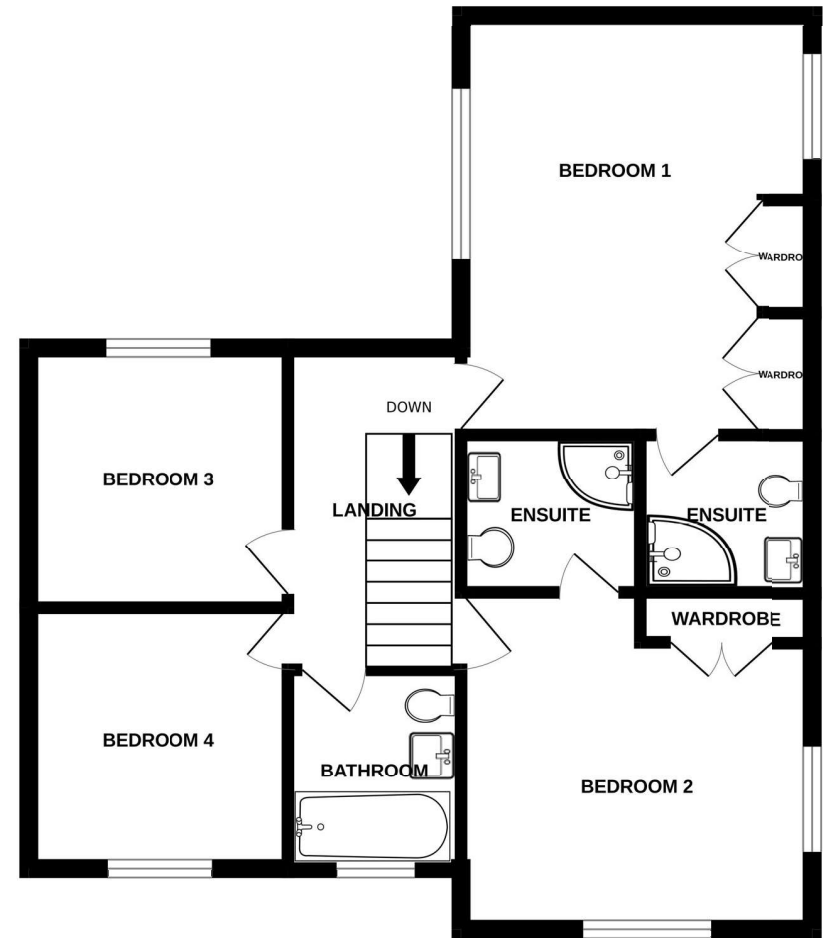
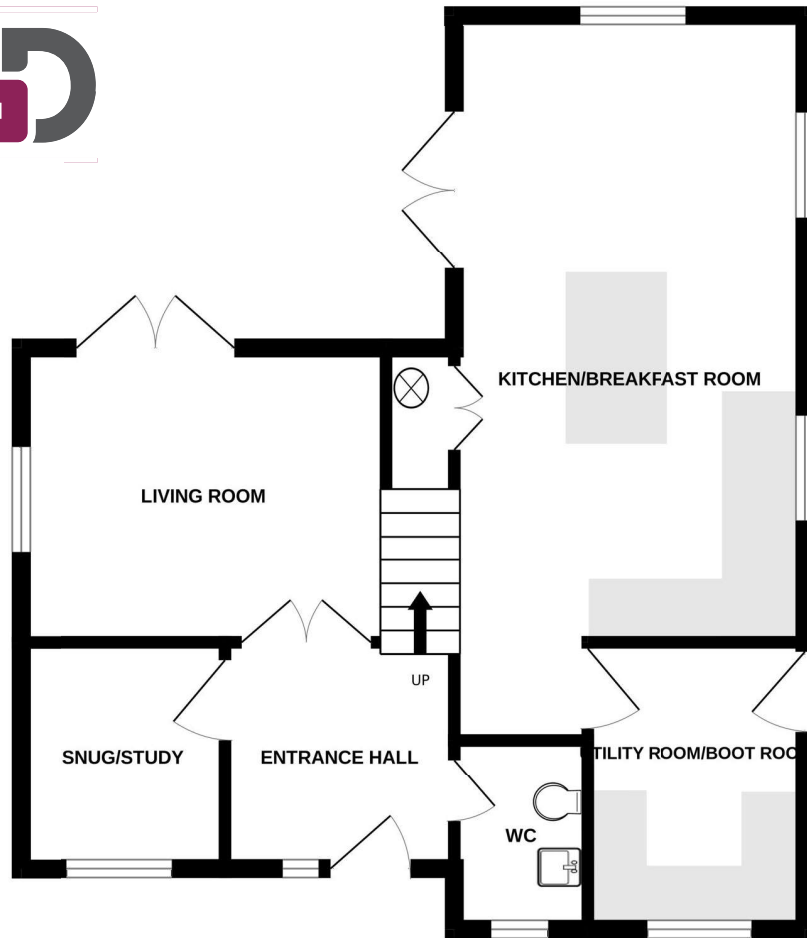
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