

CROSS STREET DRINKSTONE FOR SALE

- 4-BEDROOM DETACHED HOME
- PEACEFUL SETTING
- CHAIN FREE
- EXTREMELY WELL-PRESENTED
- BACKS ONTO FIELDS
- MODERN CONSERVATORY
- DOUBLE GARAGE
- GENEROUS GARDEN

PRICE
£550,000





GD Estates are pleased to present this CHAIN-FREE, four double-bedroom detached family home, ideally situated in a peaceful setting on Cross Street, Drinkstone.

This spacious residence offers well-proportioned accommodation throughout, including a living room, dining room, kitchen, modern conservatory, study, utility room, cloakroom, and a family bathroom. The master bedroom benefits from its own ensuite, with three further double bedrooms providing ample space for family or guests.

Externally, the property boasts a large rear garden backing onto open fields and to the front, a double garage and private driveway offer convenient off-road parking.



LOCATION:

Nestled in the heart of mid-Suffolk, Drinkstone is a peaceful and picturesque village. Located approximately 10 miles east of Bury St Edmunds, it offers a rural lifestyle while remaining easily accessible to nearby towns.

The village itself boasts a local shop, pub, and post office. Drinkstone is surrounded by stunning countryside and boasts a rich network of public footpaths, making it ideal for walkers and nature lovers.

Nearby Bury St Edmunds offers a wider range of amenities, including the Arc Shopping Centre, Abbey Gardens, and the Theatre Royal. Bury St Edmunds, along with the nearby villages of Elmswell and Thurston, have train stations with mainline links to London Liverpool Street. The property also benefits from easy access to the A14 trunk road, making this location perfect for those seeking a peaceful village lifestyle while needing to commute further afield.

PORCH:

The property is entered via a composite front door into a welcoming porch, featuring coat hooks and providing further access into the internal hallway.

INTERNAL HALLWAY:

A spacious internal hallway features a built-in storage cupboard, stairs leading to the first floor, a uPVC window to the front aspect, and one radiator.

KITCHEN/BREAKFAST ROOM 17' 1" x 9' 9" (5.21m x 2.97m):

A well-presented kitchen featuring a range of wall-mounted and under-counter cabinets set beneath square-edge granite-effect worktops. It includes an inset ceramic one-and-a-half sink with drainer and mixer tap, an integrated electric hob with extractor above, and a built-in oven and grill. There is space for a fridge-freezer, along with room for a table and chairs. Natural light floods in through uPVC windows to the rear and side aspects, and the space is comfortably heated by a radiator.

UTILITY ROOM:

The utility room is fitted with wall-mounted and under-counter cabinets beneath square-edge worktops, complemented by tiled splashbacks. It features an inset stainless steel sink with mixer tap, and offers space and plumbing for both a dishwasher and washing machine. A uPVC part-glazed door provides access to the rear garden, while a uPVC window to the side aspect allows natural light. The room is completed with a heated towel rail.



LIVING ROOM

15' 9" x 13' (4.8m x 3.96m):

A light and airy living room, boasting a wood burner set within a brick surround and tiled plinth. Double doors provide access to the conservatory, and the room benefits from two radiators.

DINING ROOM

11' 5" x 9' 7" (3.48m x 2.92m):

With double doors to the living room, uPVC window to front aspect and one radiator.

CONSERVATORY

11' 4" x 10' 7" (3.45m x 3.23m):

A modern, triple-aspect conservatory with double doors leading out to the rear garden. The space benefits from an electric heater, making it usable year-round.

STUDY

9' 3" x 7' 3" (2.82m x 2.21m):

A useful space, ideal for a home office or an additional reception room, featuring a uPVC window to the front aspect and one radiator.

CLOAKROOM:

Fitted with a low-level WC and a wall-mounted wash hand basin with storage beneath.

LANDING:

A spacious landing providing access to the first-floor accommodation. There is an airing cupboard housing the immersion tank and offering additional storage space. Loft hatch and two uPVC windows to the front aspect.

BEDROOM 1

12' 1" x 11' 6" (3.68m x 3.51m):

A double bedroom featuring built-in wardrobes with sliding doors. A uPVC window to the rear aspect offers fantastic views over open fields. One radiator. Access to:

ENSUITE:

A three-piece white suite comprising a wall-mounted wash hand basin with storage beneath, a tiled shower cubicle with mains shower, and a low-level WC. An obscure uPVC window to the side aspect provides privacy, and the room is heated by a radiator.

BEDROOM 2

11' 6" x 9' 4" (3.51m x 2.84m):

A second double bedroom featuring built-in wardrobes and a uPVC window to the rear aspect, offering lovely views over the fields behind. One radiator.



BEDROOM 3

9' 7" x 9' 4" (2.92m x 2.84m):

A third double bedroom featuring built-in wardrobes, a uPVC window to the front aspect, and one radiator.

BEDROOM 4

9' 7" x 9' 4" (2.92m x 2.84m):

A fourth double bedroom featuring built-in wardrobes, a uPVC window to the rear aspect, and one radiator.

BATHROOM

8' 6" x 6' 9" (2.59m x 2.06m):

A well-presented three-piece suite comprising a double tiled shower cubicle with mains shower, a wall-mounted wash hand basin with storage beneath, and a low-level WC. An obscure uPVC window to the front aspect provides privacy, and the room benefits from a heated towel rail and an electric fan heater.

EXTERNALLY:

Externally, to the front, the property boasts a double garage and a spacious driveway, offering off-road parking for multiple vehicles.

To the rear, a generous garden is predominantly laid to lawn, complemented by an attractive patio area and mature borders. The garden backs onto open fields, providing a fantastic and peaceful setting.

TENURE:

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

SERVICES:

The property benefits from mains gas and electric. Oil fired central heating.





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GROUND FLOOR



1ST FLOOR

