



9 Green Close, Drinkstone
Bury St. Edmunds | Suffolk | IP31 3DP

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9, Green Close

Occupying a pleasant position within a small cul-de-sac in the highly regarded Suffolk village of Drinkstone, this substantial detached chalet-style residence enjoys mature, established gardens and offers versatile accommodation extending over two floors. Originally constructed in the 1960s and significantly enlarged and enhanced over the years, the property has been a much-loved home for the current owners for over three decades. The flexible layout is ideally suited to a variety of lifestyles, whether as a spacious family home, a comfortable retirement property with ground floor living, or a multi-generational residence.

The property combines generous reception space with practical and well-appointed accommodation, complemented by ample parking, a substantial workshop and beautifully maintained gardens. Benefiting from UPVC double glazing throughout and oil-fired central heating, the house provides a welcoming blend of comfort, functionality and flexibility in an attractive village setting.





Step Inside

A welcoming entrance porch leads into the heart of the home, where a spacious living room creates a warm and inviting atmosphere. A feature brick fireplace houses an LPG woodburning-style stove, while fitted shutter blinds and attractive flooring enhance the room's character. Beyond, the accommodation flows effortlessly into a dining area with a vaulted ceiling and French doors opening directly onto the rear terrace, creating an excellent space for both everyday living and entertaining.

A particular highlight of the property is the impressive music room, a substantial reception space flooded with natural light from French doors to both front and rear aspects, together with four automated Velux roof windows. This versatile room offers endless possibilities and could equally serve as a family room, studio, home office or additional entertaining space.

The kitchen/breakfast room is comprehensively fitted with an extensive range of cabinetry complemented by quartz work surfaces and a central island providing informal dining space. A ceramic sink with Quooker boiling water tap, integrated appliances and a range-style cooker combine practicality with style, while windows and a door overlooking the garden ensure excellent natural light. Adjoining the kitchen is a useful utility room incorporating further storage, laundry facilities, a cloakroom and access to the garden.

One of the property's most appealing features is the ground floor bedroom suite, offering excellent flexibility for those seeking single-level living or accommodation for a dependent relative. The bedroom is complemented by a dedicated dressing area with fitted wardrobes and an attractively appointed en-suite shower room featuring a walk-in shower and contemporary fittings.

On the first floor, a spacious landing serves three further double bedrooms, each enjoying fitted storage and useful eaves access. These well-proportioned rooms are served by a family bathroom fitted with both a panelled bath and a separate shower cubicle, creating practical accommodation for family and guests alike.





Step Outside

The gardens are a delightful feature of the property, having been thoughtfully cultivated over many years to create an attractive and private outdoor environment. The front garden is framed by established hedging and planted with a colourful variety of ornamental shrubs, perennials, roses, peonies and an elegant Acer, providing year-round interest and kerb appeal.

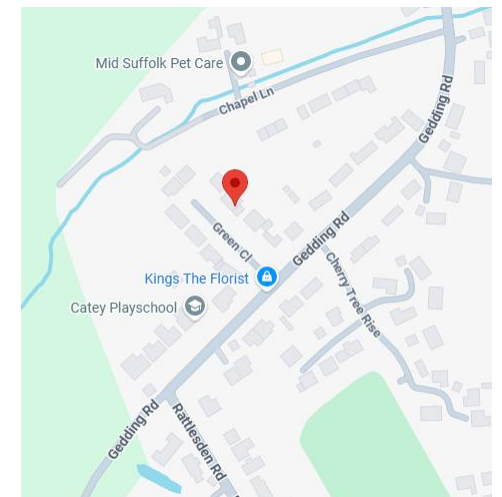
A generous brick-paved driveway provides extensive off-road parking, while double gates offer convenient access to the rear of the property.

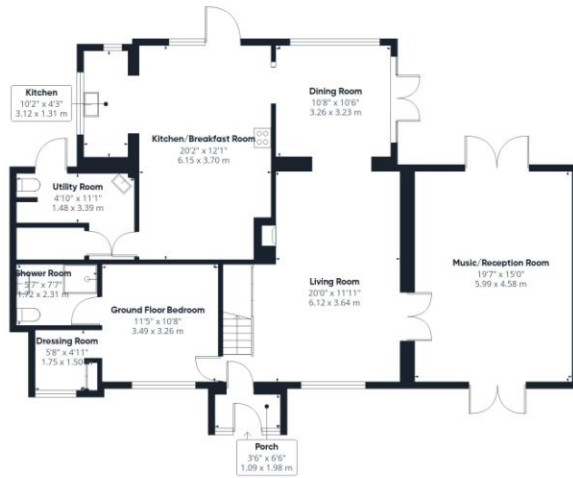
The rear garden is established and enjoys a high degree of privacy. Predominantly laid to lawn, it is enhanced by mature planting, including a magnificent cherry tree, a productive fig tree and well-stocked beds and borders filled with shrubs and seasonal colour. A charming rose-covered arbour, draped in climbing and rambling roses, creates a delightful focal point and provides attractive screening to the paved sun terrace, an ideal setting for outdoor dining and relaxation.



Location

Drinkstone is one of Suffolk's most desirable villages, surrounded by attractive open countryside yet conveniently positioned for access to nearby amenities and transport connections. The village retains a strong sense of community centred around the village hall, recreation ground, allotments and parish church, offering a welcoming and active rural environment.





Approximate total area¹⁾
 1844 ft²
 171.3 m²

Reduced headroom
 26 ft²
 2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SERVICES

- Mains Water & Electricity
- Mains Drainage
- Oil Fired Central Heating
- Solar Panels
- Council Tax Band – E
- Energy Rating (EPC) – Awaiting
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- The Stables, Summer Road, Walsham-Le-Willows, Suffolk.



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