



RATTLEDEN ROAD, DRINKSTONE

IP30 9TL

£425,000
FREEHOLD

****NO ONWARD CHAIN**** This deceptively spacious property is located in the desirable village of Drinkstone. The ground floor features a welcoming sitting room, dining room, newly fitted kitchen, bathroom and separate W.C. Upstairs, the property offers four well-proportioned bedrooms and a shower room. Outside, the charming wrap-around cottage gardens provide a private and picturesque setting, complemented by a range of outbuildings with potential for conversion into a home office or studio. A double garage completes this attractive offering.

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RATTLEDEN ROAD

- NO ONWARD CHAIN! • Charming Four Bedroom Victorian Semi Detached Cottage • Newly Fitted Kitchen • Oil Fired Central Heating • Double Garage & Parking • Two Reception Rooms • Conservatory With Garden Views • Ground Floor Bathroom & Cloakroom • Front & Rear Landscape Gardens • Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Windows to side. Door to entrance hall.

Entrance Hall

Stairs to first floor.

Inner Hall

Understairs cupboard.

Sitting Room

Well proportioned room with open fireplace, brick surround and hearth. Window to front enjoying plenty of natural light. Radiator.

Dining Room

Generous size room with window to front. Radiator.

Kitchen/Breakfast Room

Newly fitted kitchen with a range of matching wall and base cupboard and drawer units and ample work surfaces over. Inset sink and drainer. Integral kitchen appliances included. Fireplace surround with inset oil boiler. Window to rear and side with door leading into the conservatory. Radiator.

Conservatory

Large space offering a further entertaining room with views over the cottage garden. Doors leading to the rear garden. Plumbing for a washing machine.

Bathroom

Wash basin vanity unit. Bath with shower head over, surrounded by tiles. Window to side. Radiator and door into the cloakroom.

Cloakroom

WC and built in cupboard. Window to side.

Landing

Loft access. Window to rear. Radiator.

Bedroom 1

Generous size double room with a open fireplace. Double fitted wardrobes and storage cupboard. Window to front. Radiator.

Bedroom 2

Double room with window to rear. Radiator.

Bedroom 3

Double room with built in wardrobe unit. Window to rear. Radiator.

Bedroom 4

Window to rear. Radiator.

Shower Room

WC and wash basin. Shower cubicle with shower head over and fully tiled. Window to rear. Heated towel rail.

Outside

Gardens

The established and mature gardens have been are very well stocked with a mixture of shrubs and flowers. Screened by hedging the property enjoys plenty of privacy and seclusion with paved patio seating area.

The shingle driveway leads to the double garage and various outbuildings with ample parking and turning area. Oil tank. Gated access from Cross Street.

Brick Shed 1

Window to front.

Brick Shed 2

Garage

Barn doors and door into the garage.

Garage

Up and over door.

Disclaimer

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RATTLEDEN ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: F Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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