

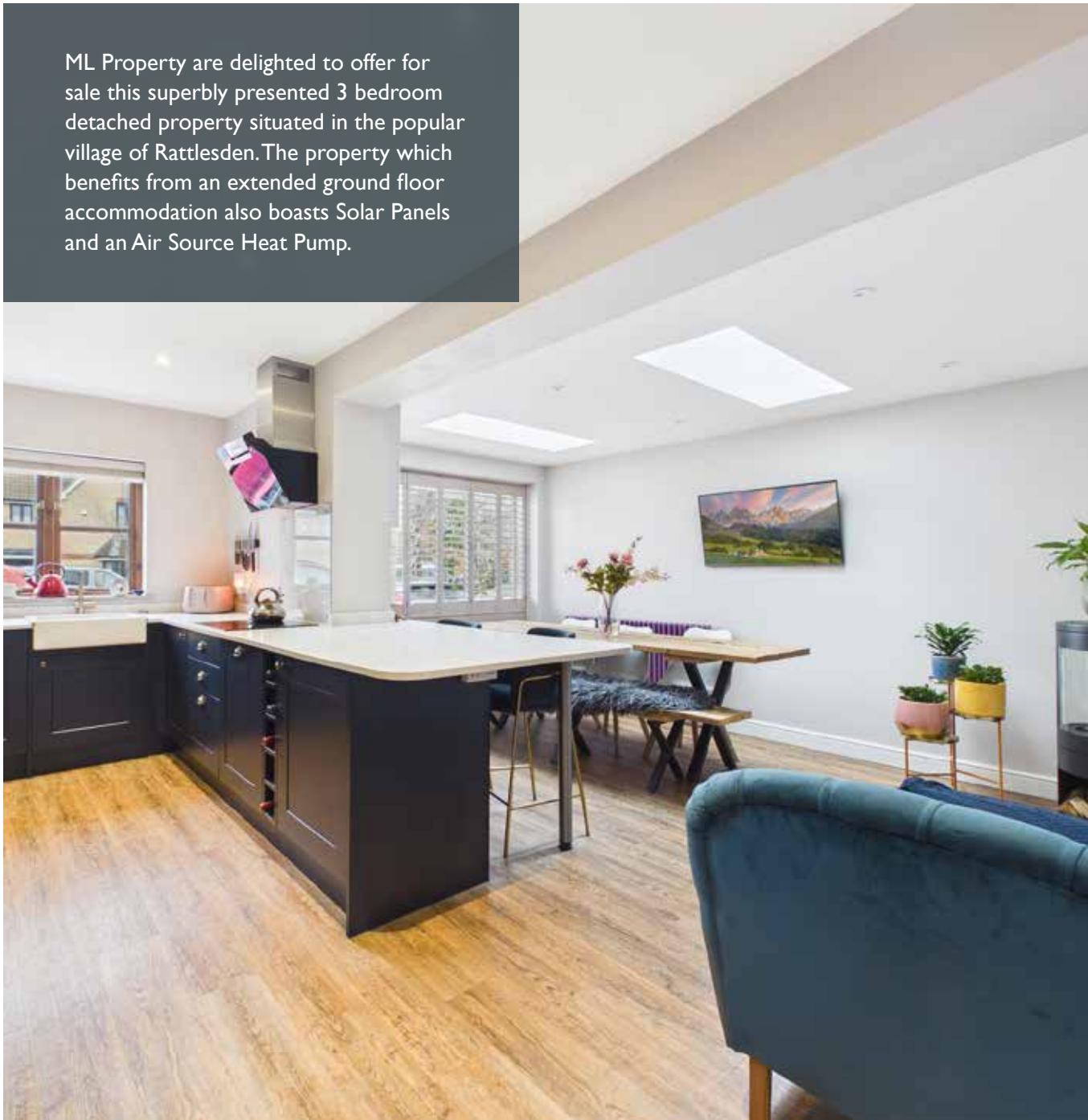


# Edgars View

14 Rising Sun Hill, Rattlesden, Suffolk IP30 0SP



ML Property are delighted to offer for sale this superbly presented 3 bedroom detached property situated in the popular village of Rattlesden. The property which benefits from an extended ground floor accommodation also boasts Solar Panels and an Air Source Heat Pump.



guide price

£425,000

x3    x2    C

## at a glance

- 3 Bedroom detached house
- Situated in the popular IP30 postcode of Rattlesden
- Master Bedroom with en-suite
- Air Source Heat Pump serving the central heating system
- Off road parking and enclosed rear garden
- Solar Panels with accompanying batteries and feed in Tariff
- Extended accommodation to the ground floor
- Superbly presented throughout and a viewing highly recommended

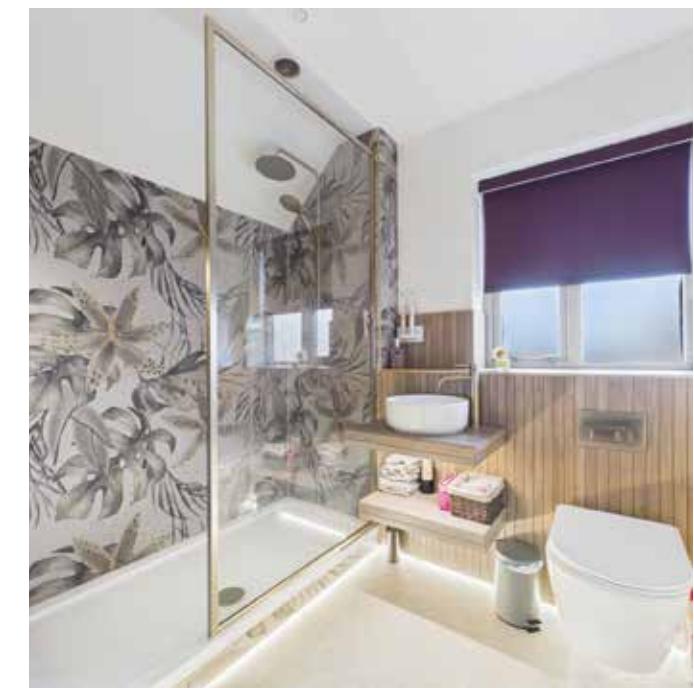
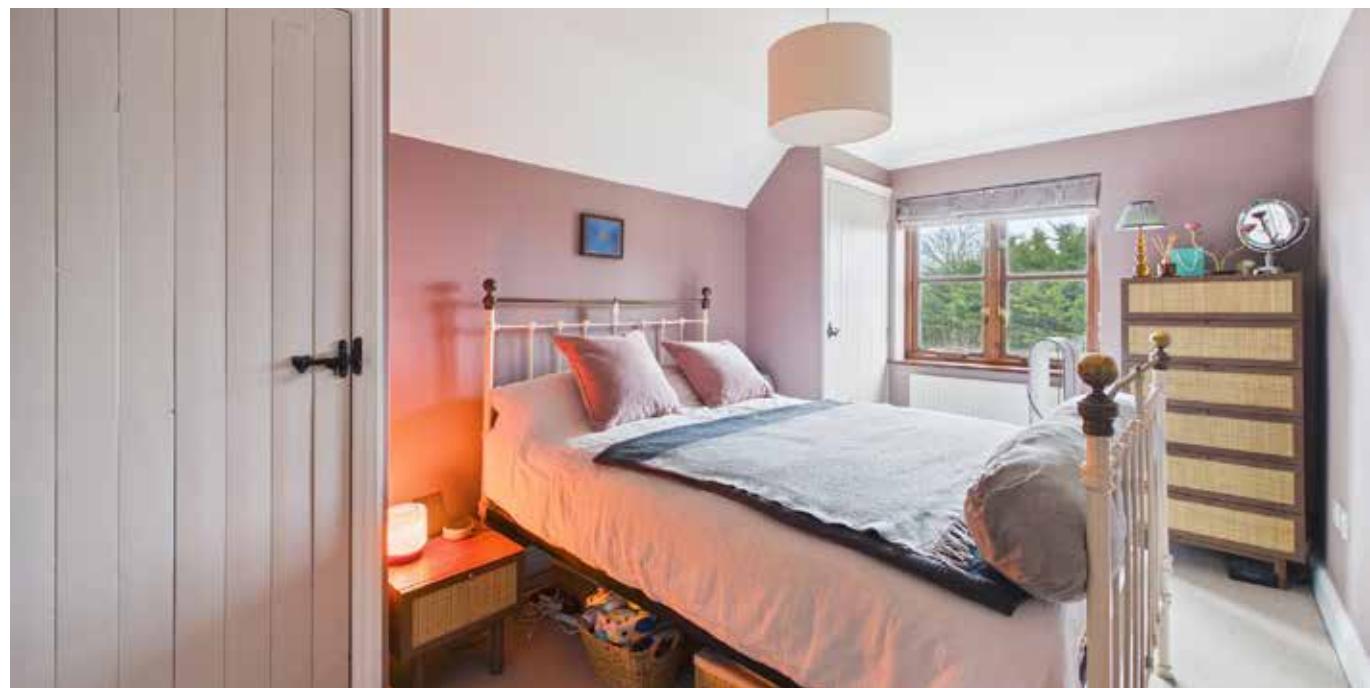


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**E**dgars View, which was constructed some 20 years ago and recently undergone a garage conversion and extension and affords the following accommodation - hall, cloakroom, open plan kitchen/dining room, utility room and study and finally a sitting room to the rear of the house.





## outside

Externally there is off road parking to the front of the property and a rear garden fully enclosed and laid to lawn with borders. The property which as previously mentioned is superbly presented and much improved by the current vendors with the conversion and eco additions and we strongly advise a viewing to appreciate all that's on offer.

## location

The property is situated in the village of Rattlesden which lies about 9 miles southeast of Bury St Edmunds and is well-appointed with a village shop/post office, primary school, two public houses, village hall, recreation area and a fine parish church. Rattlesden is situated in a picturesque valley 4 miles from the A14, giving access to the east coast ports of Ipswich and Harwich and west to Newmarket, Cambridge and the A11 (M11). The historic cathedral town of Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Stowmarket Golf Club lies just 2 miles away. For the rail commuter there is a mainline station at Stowmarket (5 miles) with a direct line to London's Liverpool Street taking approximately 80 minutes.



# ground

## Hallway

### Cloakroom

Kitchen/Dining Room	5.48m (17'11") x 4.21m (13'9")
Utility Room	2.11m (6'10") x 2.05m (6'8")
Study	2.13m (6'11") x 1.65m (5'4")
Sitting Room	4.82m (15'9") x 3.93m (12'10")

# first

Master Bedroom*	2.60m (8'6") x 4.26m (13'11")
En-Suite Shower Room	
Bedroom 2	2.58m (8'5") x 3.57m (11'8")
Bedroom 3	2.12m (6'11") x 3.06m (10'0")
Family Bathroom	2.11m (6'10") x 1.65m (5'4")

\*With built in cupboards

# services

Mains water and electricity. Drainage is provided by a private sewage treatment system and the heating is provided by an air source heat pump serving radiators throughout. In addition to this there are solar panels and full details of the benefits including savings and feed in tariff information can be requested.

Local Authority Mid Suffolk District Council - Council Tax Band D.

Please see Material Information brochure below.



PART OF THE 3 POINT PROPERTY GROUP

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.

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