



Rattlesden Road, Drinkstone, Suffolk, IP30 9TL

**MARK · EWIN**  
BURY ST EDMUNDS

Rattlesden Road, Drinkstone, Suffolk,  
IP30 9TL

CHAIN FREE. Situated in the sought-after village of Drinkstone, this spacious home offers generous and versatile accommodation throughout.

The ground floor comprises an inviting sitting room, a dining room, a modern fitted kitchen/breakfast room, family bathroom with separate WC and a conservatory leading to the garden. On the first floor, there are four bedrooms and a shower room.

Outside, the delightful wrap-around cottage gardens create a private and idyllic setting, while a selection of outbuildings offers excellent space for storage and a workshop. Parking is offered via a driveway and leads to two garages.

#### Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



#### Directions

Leaving Bury St Edmunds along the A14 heading east, taking exit 46 marked Beyton. Turn right at the end of the slip road heading into the village of Beyton. Continue along this road past the green and at the staggered cross roads proceed straight over towards Drinkstone. Turn right onto The Street and continue along this road into the village. Turn left into Rattlesden Road where the property can be found.

#### Location

Drinkstone village is a delightful village situated between the market town of Stowmarket and Bury St Edmunds. The historic market town of Bury St Edmunds provides an excellent range of schooling, shopping, cultural and recreational facilities. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Entrance Porch 4' 11" x 4' 8" (1.51m x 1.43m)

Sitting Room 12' 0" x 15' 0" (3.67m x 4.58m)

Dining Room 14' 1" x 10' 5" (4.30m x 3.18m)

Kitchen 10' 1" x 18' 8" (3.07m x 5.68m)

Ground Floor Bathroom 10' 2" x 4' 8" (3.10m x 1.43m)

WC 4' 8" x 4' 8" (1.43m x 1.43m)

Conservatory 15' 3" x 17' 9" (4.65m x 5.41m)

Landing 4' 0" x 9' 7" (1.23m x 2.93m)

Bedroom 11' 10" x 13' 5" (3.60m x 4.10m)

Bedroom 10' 8" x 10' 5" (3.26m x 3.18m)

Bedroom 10' 4" x 10' 7" (3.15m x 3.22m)

Bedroom 8' 0" x 7' 9" (2.44m x 2.36m)

Shower Room 5' 7" x 5' 3" (1.70m x 1.60m)

Rear Garden

Storage 7' 9" x 15' 3" (2.36m x 4.64m)

Workshop 8' 8" x 10' 0" (2.64m x 3.06m)

Garage 9' 4" x 22' 6" (2.85m x 6.85m)

Garage 7' 10" x 20' 1" (2.40m x 6.11m)

**Additional Information:**

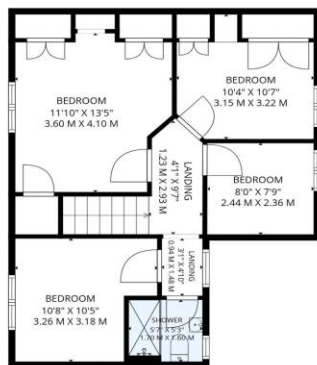
Council Tax Band: D

EPC Rating: F

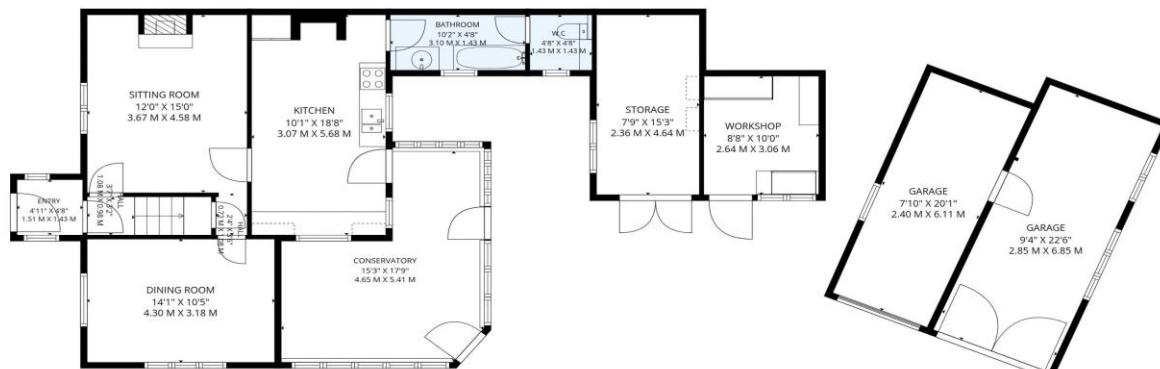
Tenure: Freehold

**Guide Price £425,000**  
**Freehold**





2ND FLOOR



1ST FLOOR

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** 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 purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

[www.markewin.co.uk](http://www.markewin.co.uk)

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