



Chapel Lane, Drinkstone, Bury St. Edmunds

Sheridans



Chapel Lane, Drinkstone, Bury St. Edmunds IP30 9TA

Guide Price £425,000

Occupying a pleasant tucked-away position along a quiet village lane, this attractive detached family home offers beautifully presented accommodation, established gardens, and generous private parking, all set within one of Suffolk's most desirable village locations. Built approximately twenty years ago, the property has been thoughtfully improved and carefully maintained by the present owners to create a stylish and welcoming home perfectly suited to modern family life.

Approached through timber gates, a substantial block-paved driveway provides parking for numerous vehicles and leads to the house, which is set back from the lane behind mature boundaries. The attractive façade and generous frontage immediately convey a sense of privacy and space.

The accommodation extends to approximately 1,200 sq ft and is arranged over two floors, offering an excellent balance of reception and bedroom space. An entrance hall provides access to a cloakroom and to the principal living areas, together with a useful study, ideal for those working from home, although equally suited as a ground-floor bedroom if required.

A particular feature of the property is the impressive open-plan arrangement of the reception rooms. The spacious sitting room enjoys a bright dual aspect and centres around a contemporary freestanding wood-burning stove set against a striking feature wall, creating an attractive focal point and a wonderfully cosy atmosphere during the winter months. The room flows naturally into the adjacent dining area, creating an excellent space for both everyday living and entertaining. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to connect seamlessly.

The kitchen is fitted with an extensive range of contemporary units incorporating generous preparation surfaces and excellent storage. Designed with practicality in mind, the room comfortably accommodates modern family living.

On the first floor, a central landing leads to three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from excellent natural light and built in storage and en-suite shower room, while a second generous double bedroom enjoys built-in storage and a pleasant outlook. A third bedroom offers versatility for family occupation, guests, or home working. The second and third bedroom are served by a family bathroom. There are useful eaves storage which are incorporated throughout the first floor.

Outside

The gardens are a delightful feature of the property. Carefully maintained and attractively planted, they offer a combination of lawn, mature trees, flowering borders, and established shrubs that provide colour and interest throughout the seasons. A paved entertaining terrace creates an inviting setting for al fresco dining, while a decked seating area adjoining the house enjoys views back across the garden. A timber storage shed provides useful external storage.

Location

Drinkstone is a highly regarded Suffolk village renowned for its attractive countryside surroundings and strong sense of community. The village lies conveniently between Bury St Edmunds and Stowmarket, both of which provide an excellent range of educational, recreational and shopping facilities together with mainline rail services to London. The surrounding countryside offers a wealth of footpaths and quiet lanes, making the area particularly appealing to those seeking a rural lifestyle without sacrificing accessibility.

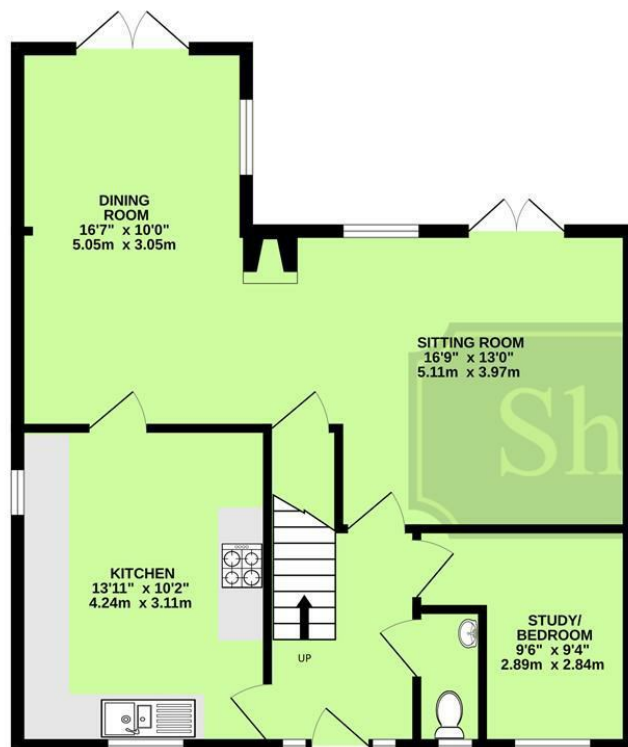
Services

- Detached family home situated in a quiet tucked-away position within the sought-after village of Drinkstone.
- Spacious and well-balanced accommodation extending to approximately 1,206 sq ft.
- Superb open-plan sitting and dining room ideal for modern family living and entertaining.
- Contemporary freestanding wood-burning stove creating an attractive focal point to the main reception area.
- Well-appointed fitted kitchen with extensive storage, generous work surfaces.
- Versatile study/fourth bedroom together with a ground floor cloakroom.
- Master bedroom with en-suite and two further first-floor bedrooms served by a family bathroom.
- Beautifully maintained rear gardens with established planting, entertaining terrace and decked seating area.
- Large gated block-paved driveway providing off-road parking for up to six vehicles.
- Oil-fired central heating, extensive eaves storage and offered with no onward related purchase.

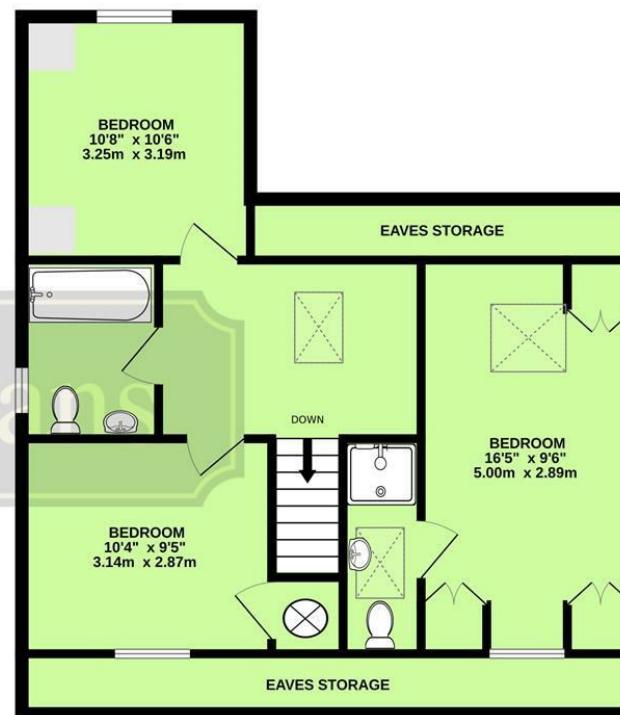
Mains electricity, drainage and water. Private propane gas bottle for hob. Heating - Oil boiler
Council Tax: Mid Suffolk Band: E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Low Risk



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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