High Street, Rattlesden

Sheridans

High Street, Rattlesden IP30 0RA

Offers Over £635,000

A substantial five bedroom detached family home enjoying a delightful setting within the heart of the picturesque village of Rattlesden.

Built about 29 years ago of traditional brick construction beneath a tiled roof, this impressive detached house provides beautifully presented accommodation of just over 2000 sqft boasting modern day comforts fused with character features including ledge and brace doors, exposed beams and red brick fireplaces and wood burning stove.

The house is situated in a delightful elevated setting in the centre of a popular conservation village with a thriving community spirit. Benefitting from oil fired radiator central heating and double glazing, the much improved accommodation including new kitchen and bathrooms 2015/2016 currently in brief comprises of an entrance hall with stairs off to first floor and door to a cloakroom. The dual aspect sitting room is a particularly spacious reception with feature fireplace and windows to front and side and the stunning kitchen/dining room, was re-fitted only 10 years ago to a particularly high standard with an extensive range of hand built units, providing plenty of drawer and cupboard space beneath granite preparation surfaces and complemented by integrated appliances. This superb dual aspect room also features a smart slate floor, feature fireplace with wood burner and French doors opening to the rear gardens. A separate utility room has a further sink and fitted water softener serving the entire house and door to garden. The ground floor is completed by a study and versatile ground floor bedroom 5 or further reception room.

On the first floor, the landing has a double airing cupboard and gives access to the four bedrooms including a wonderful principal bedroom with en-suite shower room with WC and basin. A guest bedroom benefits from an en-suite cloakroom and the family bathroom completes the accommodation.

Outside
The house is approached along a driveway providing extensive vehicle parking for up to 8 cars and access to the detached double garaging. The "wrap around" gardens are a delightful feature being thoughtfully landscaped and stocked with an abundance of flowering plants, shrubs and various mature trees. The gardens provide an excellent degree of privacy, are bordered by a small stream and a large stone paved terrace, creates an ideal area for outdoor entertaining and al-fresco dining whilst enjoying the west facing aspect.

Location
The house enjoys a delightful elevated setting located in the centre of this highly sought-after conservation village. Rattlesden village lies in a sweeping valley between the market towns of Bury St Edmunds and Stowmarket. Unusually for the county of Suffolk, this portion is decidedly hilly. There is a strong community spirit within the village which is evident in the church, chapel, two pubs, playing/sports field with marvelous pavilion and numerous organisations. The Post Office and village shop which is run by volunteers, is yet another example of the dedication and enthusiasm of village residents. Rattlesden retains such character and warmth thus making this rural parish a little gem.

Directions
When entering Rattlesden from the direction of Woolpit, at the

- Beautifully presented individual detached 2000 sqft home
- Delightful elevated setting in the heart of picturesque village
- Stunning landscaped gardens providing an excellent degree of privacy
- Parking for up to 8 cars, double garaging
- Spacious sitting room
- Kitchen/dining room with top quality hand built kitchen
- Utility room, cloakroom
- Study
- Principal bedroom
- Four further bedrooms, luxurious en-suite and family bathroom

bottom of the road turn right into High Street, where the house is the first house set back on the right hand side. what3words///bend.cadet.clocked

Services
Mains electricity and water. Klargester treatment plant private drainage. Oil fired radiator central heating. Council Tax Band F (Mid Suffolk)
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three and O2 (Source Ofcom)
Flood Risk: No Risk
Covenant on the property: Not permitted to breed or possess rabbits, poultry or pigs. Restriction on erecting further dwellings/houses.

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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