

**DRAFT DETAILS**  
**RISING SUN HOUSE, RISING SUN HILL, RATTLESDEN**  
**BURY ST. EDMUNDS**  
**IP30 OSP**

Coakley & Theaker (OH) present: A **S-P-A-C-I-O-U-S** extended **UNLISTED** end-terraced period cottage in sought-after SE village. Porch, Sitting Room/Diner, Kitchen/Breakfast, Utility, Shower Room, Study/Bedroom 5, Garden/Playroom, 4 Beds - 1 En-Suite, Re-fitted Bathroom, Garden backing onto Farmland, Generous Parking, **VIEW ASAP.**



2085

**New Price Guide £399,500**

**\*\* NO STAMP-DUTY \*\*** GABLED ENTRANCE PORCH, SITTING ROOM/DINING ROOM - MULTI-FUEL STOVE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, INNER LOBBY, SHOWER ROOM, STUDY/BEDROOM 5, REAR LOBBY, GARDEN/PLAYROOM, 4 BEDROOMS - 1 EN-SUITE, RE-FITTED BATHROOM, REAR GARDEN OVERLOOKING FARMLAND, GENEROUS PARKING, CHARACTER FEATURES INCLUDING FIREPLACE, EXPOSED TIMBERS & FLOORBOARDS, PAMMENT FLOORS & SASH WINDOWS, GAS FIRED RADIATOR HEATING (LPG), **OVER 2,000 SQ FT OF ACCOMMODATION, NO CHAIN**, EARLY VIEWING ADVISED.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
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**DIRECTIONS :** From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted Woolpit and on reaching the roundabout, take the first exit. Continue past the Garage and Health Centre and turn right, sign posted towards Rattlesden. On reaching the junction, turn left and carry on towards the village. Continue down the hill and at the junction, turn right and proceed into the village. Continue past the Brewers Arms pub and the Post Office/Store on the left and turn left up Rising Sun Hill. Proceed up the hill and continue along, where the property is located after a short distance on the right.

**AGENT'S NOTE:** For family buyers we would point out that Rattlesden is convenient for the highly regarded Thurston Community College and also for Finborough Independent Day and Boarding School.

**GABLED ENTRANCE PORCH :** Approached via a 'Gothic arch' front door. Quarry tiled floor, leaded windows to both sides, part glazed door to:

**SITTING ROOM/DINING ROOM : 8.79m (28'10") x 6.12m (20'1") red to 4.29m (14'1")** L-shaped room. Maximum Measurements. The focal point being a brick fireplace with bressummer and inset multi-fuel stove, second fireplace recess - suitable for log storage etc, exposed wall and ceiling timbers, exposed studwork, wall light points, TV point, understair storage cupboard, three radiators, three sash windows to front.

**KITCHEN/BREAKFAST ROOM : 7.19m (23'7") x 3.10m (10'2") + seating area** Range of handmade base units, work surfaces with inset butler sink with 'Swan-neck' style mixer tap, tiled splashbacks, recess with electric cooker point and cooker canopy over, exposed wall and ceiling timbers, part pamment floor and exposed floorboards, TV point, downlights, wall mounted gas boiler, radiator, two sash windows to rear, 'Stable' style door to Rear Lobby. Recessed seating area with door and stairs to first floor.

**UTILITY ROOM : 3.12m (10'3") x 1.22m (4'0")** Pamment floor, plumbing for washing machine, space for fridge/freezer, sash window to side.

**INNER LOBBY :** Slate tiled floor, loft access.

**SHOWER ROOM :** White suite comprising tiled shower cubicle with controls, pedestal wash basin, wc, mosaic tiled splashbacks, slate tiled floor, frosted window to rear.

**STUDY/BEDROOM 5 : 4.37m (14'4") x 2.59m (8'6")** Oak flooring, TV point, telephone point, wall light points, radiator, windows to front and side.

**REAR LOBBY : 2.92m (9'7") x 1.70m (5'7")** Approached from Kitchen. Window to side, oak part glazed 'stable' style door to side and rear garden, glazed panelled double doors to:

**GARDEN/PLAYROOM : 3.40m (11'2") x 2.67m (8'9")** Wall light points, radiator, sealed unit glazed panelled doors to rear garden.

**FIRST FLOOR LANDING :** Exposed wall timbers, wall light points.

**BEDROOM 1 : 3.66m (12'0") max + door recess x 2.82m (9'3")** Wall light point, radiator, window to side, hardwood sealed unit window to rear.

**EN-SUITE : 1.90m (6'3") x 1.75m (5'9")** White suite comprising panelled bath, pedestal wash basin, wc, tiled splashbacks, exposed floorboards, built-in storage cupboards, loft access, shaverlight, window to side.

**BEDROOM 2 : 3.96m (13'0") to wardrobe fronts x 3.51m (11'6")** Exposed wall timbers, built-in wardrobes, loft access, radiator, two sash windows to front.

**BEDROOM 3 : 3.68m (12'1") to wardrobe fronts x 3.51m (11'6")** Exposed wall timbers, built-in wardrobes, radiator, two sash windows to front.

**BEDROOM 4 : 4.50m (14'9") x 2.67m (8'9") max** L-shaped room. Maximum measurements. Exposed wall timbers, built-in airing cupboard housing hot water tank, radiator, window to rear.

**BATHROOM : 2.67m (8'9") x 2.41m (7'11")** Re-fitted with white suite comprising modern raised freestanding bath with 'Swan-neck' style mixer tap and mixer shower attachment, pedestal wash basin, wc with high-level cistern, tiled splashbacks, slate tiled floor, exposed wall timbers, shaver point, downlights, radiator/heated towel rail, hardwood sealed unit window to rear.

**OUTSIDE :** To the front of the property there is a shingled parking area, providing vehicular standing for up to three cars. Double gates give access to a further driveway area, providing space for up to two additional cars or possibly a trailer etc. The rear garden, which offers a high degree of privacy and backs onto farmland is enclosed by hedging and fencing. It is laid principally to lawn with borders and paved patio area. There is an outside water tap, dwarf brick wall, **SUMMER HOUSE** and **SHED** to the side with wood storage area and the LPG gas storage tank.

**AGENT'S NOTE :** We understand from the vendors that the property was formally a village Alehouse, which has been converted.

**VILLAGE & BURY ST EDMUNDS & AREA :** Rattlesden is an attractive village with a thriving community. Amenities include a Primary School, two Public Houses, Post Office/Store, Village Hall, magnificent St Nicholas' Church and Recreation Field with Pavilion/Function Venue. RAF Rattlesden was a former World War II airfield and is currently used by Rattlesden Gliding Club. In the next village is the Stowmarket Golf Club and Driving Range.

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

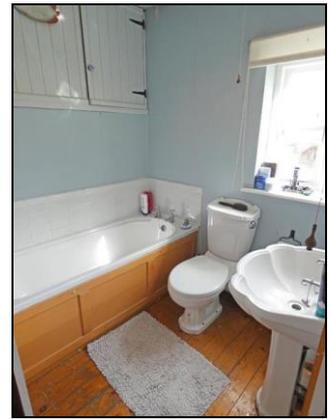
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.







## Rising Sun House, Rattlesden, IP30 0SP

Approximate Gross Internal Area = 188 sq m / 2024 sq ft



### Ground Floor

### First Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

# Energy Performance Certificate



Rising Sun House, Rising Sun Hill, Rattlesden, BURY ST. EDMUNDS, IP30 0SP

Dwelling type: End-terrace house      Reference number: 0657-2866-7378-9998-0061  
 Date of assessment: 16 March 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 16 March 2018      Total floor area: 164 m<sup>2</sup>

### Use this document to:

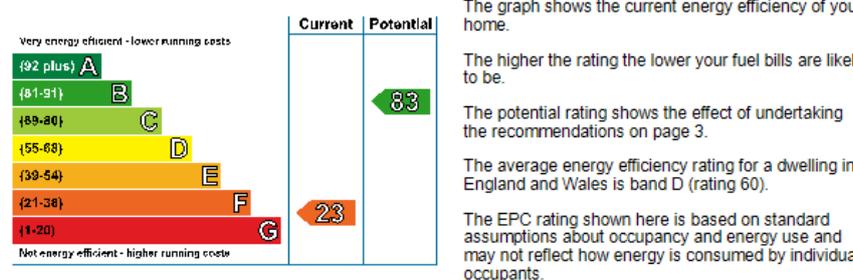
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 7,680
Over 3 years you could save	£ 4,107

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 291 over 3 years	
Heating	£ 6,414 over 3 years	£ 2,925 over 3 years	
Hot Water	£ 813 over 3 years	£ 357 over 3 years	
<b>Totals</b>	<b>£ 7,680</b>	<b>£ 3,573</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,004
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 435
3 Low energy lighting for all fixed outlets	£35	£ 129

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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