

**DRAFT DETAILS**  
**10 OLD HALL MEADOW, RATTLEDEN**  
**BURY ST. EDMUNDS**  
**IP30 0QZ**

Coakley & Theaker (OH) present: A spacious detached home in sought-after SE village. Hall, Cloakroom, Lounge - Multi-Fuel Stove, Dining Room, Conservatory, Study, Re-fitted Kitchen/Breakfast & Utility, 4 Beds - 1 En-Suite, Bathroom, Double Garage - Poss Annexe (stp), Ample Parking, **About 0.2 Acre Plot** (sts) - **SW Garden, VIEW ASAP.**



2087

**Price Guide £475,000**

**\*\* STAMP DUTY HOLIDAY UNTIL 31/03/2021 \*\*** HALL, CLOAKROOM, SITTING ROOM WITH MULTI-FUEL STOVE, DINING ROOM, CONSERVATORY, STUDY, RE-FITTED KITCHEN/BREAKFAST ROOM, LARGE RE-FITTED UTILITY, 4 BEDROOMS - MASTER EN-SUITE, BATHROOM, DOUBLE GARAGE WITH SCOPE TO BE CONVERTED INTO AN ANNEXE (stp), EXTENSIVE PARKING, **APPROXIMATELY 0.2 ACRE PLOT** (sts) WITH **ATTRACTIVE S/W FACING GARDEN**. OIL FIRED RADIATOR HEATING WITH NEW (2017) GRANT VORTEX PRO 'A' RATED COMBINATION BOILER, UPVC DOUBLE GLAZING & ROOFLINE. 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 immediately right. Take the right turning into Old Hall Meadow and the property is on the left-hand side.

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.

**HALL :** Approached via UPVC part glazed front door. Staircase to first floor, LED downlights, telephone point, radiator.

**CLOAKROOM :** White suite comprising wc, pedestal wash basin, tiled splashbacks, extractor fan, LED downlight, radiator.

**SITTING ROOM : 15'2" x 13'2" (4.62m x 4.01m).** The focal point being the red brick fireplace with cast-iron multi-fuel stove, standing upon a brick hearth, TV point, wall light points, LED downlights, radiator, two UPVC double glazed windows to front, wide arch to:

**DINING ROOM : 11'2" x 9'4" (3.4m x 2.84m).** Wall light points, TV point, radiator, door to Kitchen, sliding double glazed patio doors to:

**CONSERVATORY : 9'7" x 9'4" (2.92m x 2.84m).** Brick plinth and UPVC double glazed windows and doors to rear garden, slate flooring, ceiling fan, radiator.

**STUDY : 9'10" x 6'10" (3m x 2.08m).** Superfast fibre broadband connection, radiator, UPVC double glazed window to front.

**KITCHEN/BREAKFAST ROOM : 13'10" x 10'4" (4.22m x 3.15m).** Re-fitted with range of light oak 'Shaker' style base and wall mounted units, extensive work surfaces, inset one and a half bowl Franke sink unit with 'swan-neck' style mixer tap, separate drinking water tap, tiled splashbacks, integrated Bosch dishwasher, integrated Bosch fridge, electric cooker point with stainless steel and glass extractor canopy over, concealed lighting, LED downlights, TV point, telephone point, understairs shelved storage cupboard, radiator, two UPVC double glazed windows to rear.

**UTILITY ROOM : 16'10" x 7'1" (5.13m x 2.16m).** Re-fitted with range of light oak 'Shaker' style base and wall mounted units, extensive work surface, inset single drainer stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge and freezer etc, loft access, LED downlights, new (August 2017) Grant Vortex Pro 'A' rated oil fired combination boiler, radiator, door to Double Garage, UPVC double glazed window to rear, UPVC part double glazed door to rear garden.

**FIRST FLOOR LANDING :** Access to part boarded loft space with ladder and light, LED downlights, radiator.

**BEDROOM 1 : 13'2" x 10'11" (4.01m x 3.33m) plus door recess.** TV point, telephone point, radiator, UPVC double glazed window to front.

**EN-SUITE :** White suite comprising tiled quality Merlyn shower enclosure with modern thermostatic chrome shower controls, wall mounted wash basin, wc, tiled splashbacks and part tiled wall, extractor fan, shaver light, LED downlights, radiator.

**BEDROOM 2 : 11'7" x 11'0" (3.53m x 3.35m). Plus door recess.** TV point, radiator, UPVC double glazed window to front.

**BEDROOM 3 : 10'10" x 8'10" (3.3m x 2.69m). Plus door recess.** TV aerial, radiator, UPVC double glazed window to rear.

**BEDROOM 4 : 8'0" x 7'1" (2.44m x 2.16m).** TV point, radiator, UPVC double glazed window to rear.

**BATHROOM : 2.36m (7'9") max x 2.16m (7'1")** White suite comprising panelled bath with chrome mixer shower attachment, pedestal wash basin, wc, tiled splashbacks, shaver point, extractor fan, LED downlights, radiator, built in airing cupboard with slatted shelving, LED downlight and radiator, UPVC double glazed frosted window to rear.

**OUTSIDE :** The property stands in a **mature total plot of about 0.2 of an acre** (sts). To the front there is a large block paved carriage driveway providing vehicular standing for several cars. This leads to a **DOUBLE GARAGE 5.99m (19'8") x 5.23m (17'2")**, with twin up and over style doors, power and light connected, eaves storage, consumer unit and personal door to side. (Subject to the usual planning permissions, the Double Garage could be converted into an **ANNEXE** or other additional accommodation and the roof space above offers potential to be converted into further living or bedroom accommodation, if required). There is a planted herbaceous bed and a slate chipping border. To the side is a good size area of garden laid principally to lawn with mature hedging and it is felt that this offers, if required, the scope to erect more Garaging (stp). To one side, a single gate and to the other, wide double gates give side access to the **large South-Westerly facing rear garden**. This is about **21.34m (70')** long, being enclosed by fencing and hedging and affording a good degree of privacy and seclusion, with a view of St Nicholas' church spire. It is laid principally to extensive lawn with good size paved patio area, dwarf brick retaining wall with steps to lawn, established herbaceous borders with mature trees and shrubs, enclosed natural pond area, new (April 2020) bunded plastic oil tank and outside water tap.

Agent's Note: Declaration of Personal Interest. In accordance with Section 21 of The Estate Agents Act 1979, we would inform prospective purchasers that this property is owned by a Director of Coakley & Theaker.

**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.

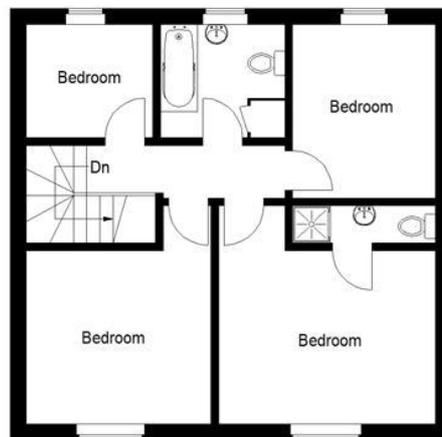




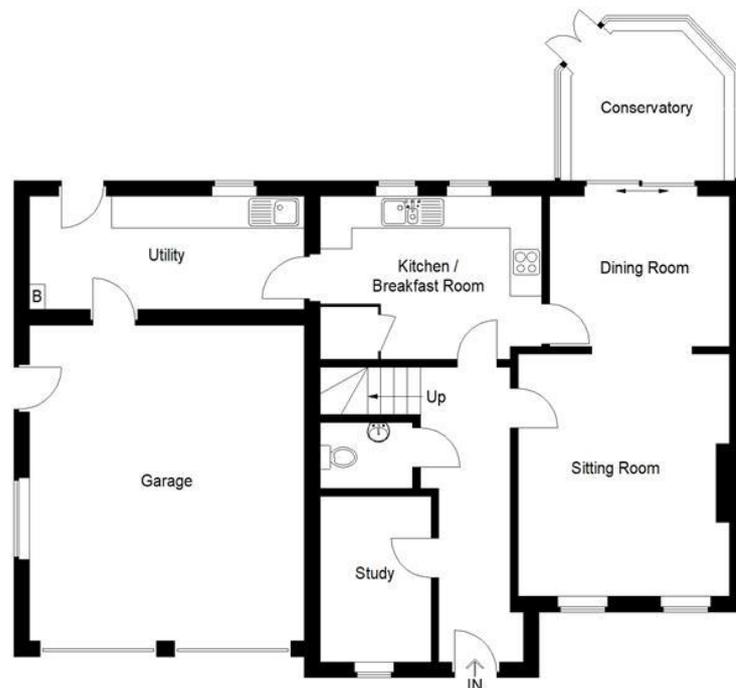


## 10 Old Hall Meadow, Rattlesden, IP30 0QZ

Approximate Gross Internal Area = 143.6 sq m / 1546 sq ft  
(Including Conservatory / Excluding Garage)



**First Floor**



**Ground 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



10, Old Hall Meadow, Rattlesden, BURY ST. EDMUNDS, IP30 0QZ

**Dwelling type:** Detached house      **Reference number:** 0642-2826-6280-9923-2835  
**Date of assessment:** 26 August 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 04 September 2017      **Total floor area:** 144 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,808</b>
<b>Over 3 years you could save</b>	<b>£ 426</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 249 over 3 years	
Heating	£ 2,094 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 465 over 3 years	£ 366 over 3 years	
<b>Totals</b>	<b>£ 2,808</b>	<b>£ 2,382</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

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 132	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 195	✓
3 Solar water heating	£4,000 - £6,000	£ 99	✓

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.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.