

DRAFT DETAILS
10 EUSTONS, TOP ROAD, RATTLESDEN
BURY ST. EDMUNDS
IP30 0SN

OPEN HOUSE (C & T) present: A well presented extended modern non-estate end-terraced house on edge of popular SE village. Hall, Cloakroom, Sitting Room - Multi-fuel Stove, Dining Room, Re-fitted Kitchen/Breakfast Room, 3 Bedrooms - 1 Re-fitted En-Suite, Re-fitted Bathroom, Front & South-Facing Rear Garden, Parking, **VIEW ASAP.**



2138

Price Guide £297,500

**** FULL STAMP DUTY HOLIDAY UNTIL 30/06/21 ****

HALL, CLOAKROOM, SITTING ROOM - MULTI-FUEL STOVE, DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM, 3 BEDROOMS - 1 RE-FITTED EN-SUITE, RE-FITTED BATHROOM, FRONT & SOUTH-FACING REAR GARDEN, GENEROUS PARKING TO BOTH FRONT & REAR, UPVC DOUBLE GLAZING, OIL FIRED RADIATOR HEATING, WELL PRESENTED, SPACIOUS ACCOMMODATION, EDGE OF VILLAGE SEMI-RURAL LOCATION, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS

01284 769691 • 01449 737706

info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk



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 into Lower Road, towards the village. Continue along around a sharp left and then right bend, passing the Brewers pub/restaurant. Turn left into Rising Sun Hill and proceed to the top, turning right into Top Road. Continue along and Eustons is located on the left, and the property is situated at the front with more parking at the rear, on the right, after passing under the arch.

HALL : Approached via an outer gabled canopy with UPVC part glazed front door. Stairs to first floor, understairs storage cupboard with wall mounted oil boiler, tiled floor, telephone point, radiator.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, tiled floor, consumer unit, radiator, UPVC frosted window to side.

SITTING ROOM : 5.03m (16'6") x 3.91m (12'10") The focal point being a Multi-fuel stove, standing on a slate hearth, oak flooring, TV point, radiator, UPVC window to rear. Arch to:

DINING ROOM : 2.74m (9'0") x 2.11m (6'11") Oak flooring, radiator, UPVC windows to both sides and rear, UPVC part glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM : 4.90m (16'1") x 2.67m (8'9") Re-fitted with range of modern high-gloss pale grey base and wall mounted units, work surfaces, tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'Swan-neck' style mixer tap, inset Bosch induction hob with AEG sloping black glass finish cooker canopy over, built-in AEG electric double oven/grill, pan drawers, space for fridge/freezer, plumbing for washing machine, water softener, tiled floor, vertical radiator, UPVC window to front.

FIRST FLOOR LANDING : Loft access, built-in airing cupboard housing pressurised water system, radiator, UPVC window to side.

BEDROOM 1 : 3.91m (12'10") x 2.67m (8'9") TV point, telephone point, radiator, UPVC window to rear.

EN-SUITE : Re-fitted with white suite comprising tiled shower enclosure with shower controls, wc, wall mounted wash basin, tiled splashbacks, tiled floor, extractor fan, radiator.

BEDROOM 2 : 3.86m (12'8") x 2.67m (8'9") TV point, radiator, UPVC window to front.

BEDROOM 3 : 3.05m (10'0") x 2.21m (7'3") Wood laminate floor, radiator, UPVC window to rear.

BATHROOM : 2.18m (7'2") x 1.80m (5'11") Re-fitted with white suite comprising P-shaped panelled bath with shower controls over and glazed screen, wc, vanity wash basin with mixer tap, tiled splashbacks, tiled floor, extractor fan, LED downlights, chrome vertical radiator/towel rail, UPVC frosted window to front.

OUTSIDE : To the front of the property the garden is enclosed by fencing, being laid mainly to lawn with a path to the front door, outside water tap and a small driveway, provides vehicular standing for one car. A gate provides side access, where there is a plastic oil tank and log store. This leads to the south-facing landscaped rear garden. This is enclosed by fencing, being laid principally to lawn with shingle borders, paved patio area, generous raised decking area with lighting and an external power socket. A gate gives rear access to an allocated parking area, where there is currently space for up to two cars and an existing **TIMBER SHED**. Alternatively, the shed could be removed, resulting in a third parking space. This leads to a shared driveway, which backs onto farmland and leads round to the front of the properties, via an archway.

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 Eustons, Rattlesden, IP30 0SN

Approximate Gross Internal Area
98 sq m / 1055 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



10, Eustons, Top Road, BURY ST. EDMUNDS, IP30 0SN

Dwelling type: End-terrace house
Date of assessment: 21 May 2020
Date of certificate: 21 May 2020
Reference number: 2398-1001-7205-0640-1250
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

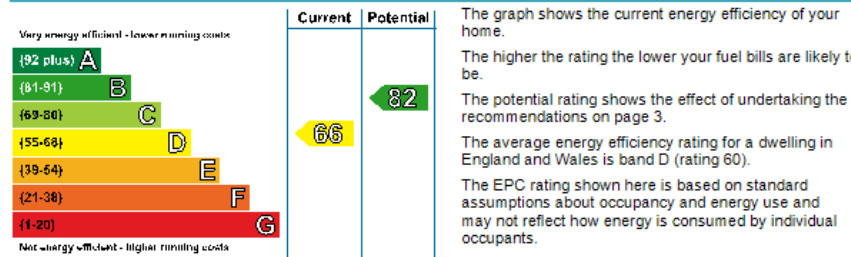
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,169
Over 3 years you could save	£ 414

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 228 over 3 years	
Heating	£ 1,386 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 456 over 3 years	£ 246 over 3 years	
Totals	£ 2,169	£ 1,755	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
2 Low energy lighting for all fixed outlets	£30	£ 84
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 108

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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.