

DRAFT DETAILS
21 OLD HALL MEADOW, RATTLES DEN
BURY ST. EDMUNDS
IP30 0QZ

OPEN HOUSE (C & T) present: An established modern detached house in a small cul-de-sac in this sought-after conservation village, SE of Bury St Edmunds. Lobby, Re-fitted Cloakroom, Inner Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom, Garage & Parking, Front & Private SE-Facing Rear Gardens, **VIEW ASAP**.



2158

New Price Guide £335,000

**** STAMP DUTY HOLIDAY UNTIL 31/03/2021 ****

ENTRANCE LOBBY, RE-FITTED CLOAKROOM, INNER HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, 3 BEDROOMS, BATHROOM, GARAGE, PARKING, FRONT & PRIVATE SOUTH-EAST-FACING REAR GARDENS, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, 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 right-hand side.

ENTRANCE LOBBY : Approached via UPVC part glazed entrance door. Tiled floor, fuse box, radiator, UPVC window to front.

CLOAKROOM : Re-fitted with wuite comprising wc, wash basin with mixer tap and cupboard beneath, tiled splashbacks, chrome vertical radiator/towel rail, UPVC frosted window to rear.

INNER HALL : Wood laminate floor, telephone point, stairs to first floor, radiator, UPVC square bay window to front. Wide opening to:

LOUNGE : 4.24m (13'11") x 3.30m (10'10") TV point, wall light points, two radiators, UPVC glazed double doors to rear garden.

KITCHEN/DINING ROOM : 5.33m (17'6") x 4.01m (13'2") Range of oak finished base and wall mounted units, work surfaces, inset 1 1/2 bowl sink unit with mixer tap, tiled splashbacks, inset ceramic hob with cooker hood over, built-in electric oven/grill, space for fridge/freezer, concealed lighting, ceiling spotlights, wood laminate floor in Dining Area, two radiators, UPVC window to rear.

UTILITY ROOM : 3.43m (11'3") x 1.83m (6'0") Base and wall mounted units, work surface, inset single drainer stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for tumble dryer, understairs storage cupboard, oil fired boiler, telephone point, radiator, UPVC window to front, UPVC part glazed door to side.

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

BEDROOM 1 : 4.47m (14'8") x 4.01m (13'2") Built-in double wardrobe, built-in shelved cupboard, TV point, two radiators, UPVC dormer window to rear.

BEDROOM 2 : 3.51m (11'6") x 3.00m (9'10") + door recess Radiator, UPVC windows to side and rear.

BEDROOM 3 : 2.72m (8'11") x 2.18m (7'2") Built-in wardrobe/cupboard, radiator, UPVC window to front.

BATHROOM : 2.46m (8'1") x 1.98m (6'6") Suite comprising panelled corner bath with mixer shower attachment, pedestal wash basin, wc, tiled splashbacks, shaverlight, radiator/towel rail, UPVC frosted window to front.

OUTSIDE : To the front the garden is partly enclosed by fencing, being laid mainly to lawn with borders, path to the entrance door and an outside water tap. A driveway providing vehicular standing leads to a **GARAGE** with up and over style door, power and light connected and personal door to the side. Two gated side accesses lead to the **SOUTH-EAST-FACING** rear garden, which affords a good degree of privacy. This is enclosed by fencing and brick wall, being laid principally to lawn with borders, large raised decking area, paved seating area and an oil tank.

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 recently built 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.

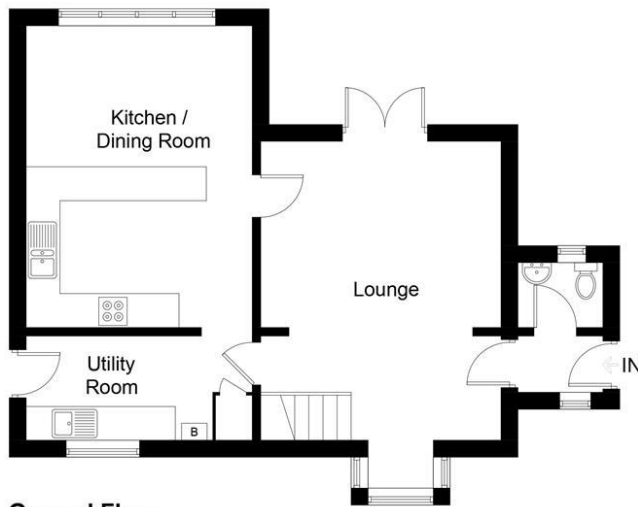






21 Old Meadow Hall, Rattlesden, IP30 0QZ

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft



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 (EPC)

21 OLD HALL MEADOW RATTLEDEN IP30 0QZ		Energy rating E
Valid until 16 November 2030	Certificate number 9432-3901-4209-2710-5200	

Property type
Detached house

Total floor area
108 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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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