

**DRAFT DETAILS**  
**PLOT 1 RECREATION GROUND, RISING SUN HILL, RATTLESDEN**  
**BURY ST. EDMUNDS**  
**IP30 ORY**

OPEN HOUSE (C & T) present: A brand new non-estate semi-detached house, one of a pair, convenient for centre of popular SE village. Lounge with Woodburning Stove, Modern Kitchen/Dining Room, Cloakroom, 3 Bedrooms, Bathroom, Enclosed South-Facing Rear Garden, Garage & Parking, Ideal FTB/Investment, **NO CHAIN, VIEW ASAP.**



2160

**Price Guide £315,000**

**\*\* STAMP DUTY HOLIDAY UNTIL 31/03/21 \*\***

LOUNGE WITH WOODBURNING STOVE, KITCHEN/DINING ROOM, CLOAKROOM, 3 BEDROOMS, BATHROOM, SOUTH-FACING GARDEN, GARAGE & PARKING, UPVC DOUBLE GLAZING, AIR-SOURCE HEAT PUMP, PART UNDERFLOOR - PART RADIATOR HEATING, 10 YEAR ARCHITECT'S CERTIFICATE, DUE FOR COMPLETION MARCH 2021, NON-ESTATE, SOUGHT-AFTER SE VILLAGE, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, 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 into Lower Road, towards the village. Continue along around a sharp left and then right bend, passing the Brewers pub/restaurant. The property is located set elevated from the road, just before the turning into Rising Sun Hill, on the left. The rear of the property and Garage are approached via a shared driveway, accessed off Rising Sun Hill.

**LOUNGE : 5.33m (17'6") x 3.81m (12'6")** Approached via an outer canopy with part glazed panelled composite front door. The focal point being a fireplace with wooden mantle, stone hearth and inset woodburning stove, stairs to first floor, understairs storage cupboard housing the underfloor heating system, wood effect laminate floor, TV point, telephone point, consumer unit, UPVC window to front.

**KITCHEN/DINING ROOM : 4.88m (16'0") x 3.63m (11'11")** Range of modern 'Shaker' style base and wall mounted units, work surfaces and upstands, inset sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with stainless steel and glass cooker canopy over, built-in electric oven/grill, integrated fridge/freezer, washing machine, wood effect laminate floor, LED downlights, UPVC window to rear, UPVC glazed double doors to side and rear garden.

**CLOAKROOM :** White suite comprising wc, vanity unit wash basin with mixer tap, tiled splashbacks, wood effect laminate floor, extractor fan.

**FIRST FLOOR LANDING :** Access to loft space housing pressurized water system, LED downlights, radiator.

**BEDROOM 1 : 3.73m (12'3") x 3.02m (9'11") red to 2.69m (8'10")** TV point, telephone point, radiator, UPVC window to rear.

NOTE: The photographs are for Plot 2, which has a second window at the side. Plot 1 does not have the second window at the side.

**BEDROOM 2 : 3.73m (12'3") x 3.00m (9'10") red to 2.51m (8'3")** TV point, radiator, UPVC window to front.

**BEDROOM 3 : 2.64m (8'8") x 2.06m (6'9")** Radiator, UPVC window to rear.

**BATHROOM : 2.64m (8'8") x 1.63m (5'4")** White suite comprising panelled bath with mixer shower attachment and glazed screen, wc, vanity unit wash basin with mixer tap, fully tiled walls, wood effect laminate floor, LED downlights, extractor fan, radiator, UPVC frosted window to side.

**OUTSIDE :** To the front the property is set elevated from the road and accessed via steps, with path to the front door. The gardens are arranged to the front, side and rear of the property, being enclosed by fencing and laid to turf with paved patio area, pathways, outside water tap and **AIR-SOURCE HEAT PUMP**. Access leads to a **GARAGE 5.00m (16'5") x 2.67m (8'9")**, with electrically operated roller door and power and light connected. In front of the Garage is an additional parking space. The rear of the property and Garage are approached via a shared driveway, accessed off Rising Sun Hill.

**AGENT'S NOTE:** Some photographs may be shown from different plots and may be 'handed', left or right, depending on the configuration. Some internal specification may vary slightly from plot to plot, depending on the final finish.

**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.

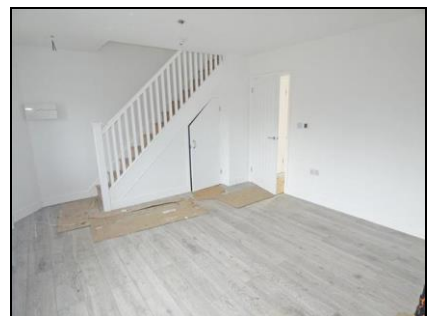
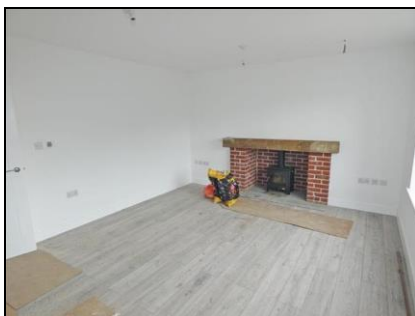
Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

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.

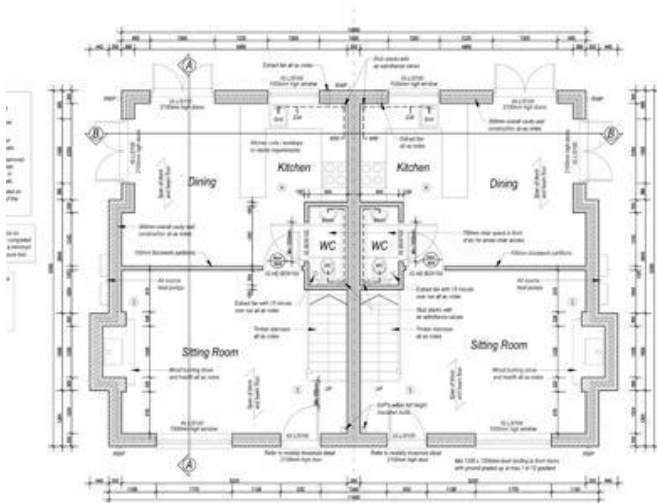
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

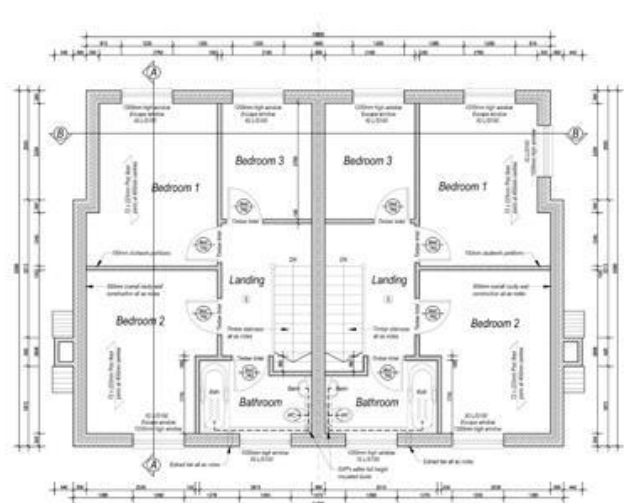
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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







Proposed Ground Floor Plan  
Scale: 1:50



Proposed First Floor Plan  
Scale: 1:50





**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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