

DRAFT DETAILS
DAFFODILS, PLOT 2, LOWER ROAD, RATTLEDEN
BURY ST. EDMUNDS
IP30 ORJ

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.**



2161

Price Guide £325,000

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, ARCHITECT'S CERTIFICATE, **READY NOW**, 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 brick 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, two TV points, 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 single drainer sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with clear splashguard and stainless steel and glass cooker canopy over, built-in electric oven/grill, pan drawers, 'pull-out' storage units, LED plinth lighting, LED concealed lighting, integrated fridge/freezer, integrated washing machine, wood effect laminate floor, TV point, telephone point, LED downlights, UPVC window to rear, UPVC glazed double doors to side garden, UPVC glazed double doors to 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, radiator, UPVC windows to side and rear.

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") TV point, 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, shaver point, extractor fan, radiator, UPVC frosted window to front.

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 hedging, being laid to lawn 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.

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.

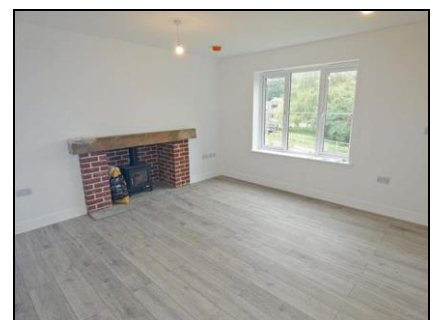
Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

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.

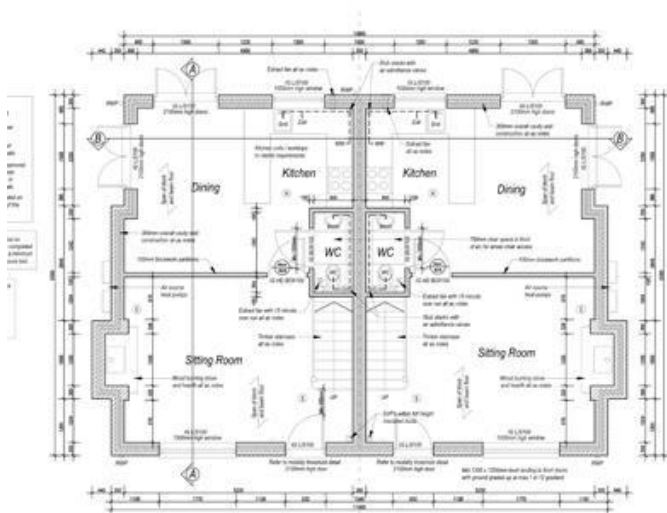
The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

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.

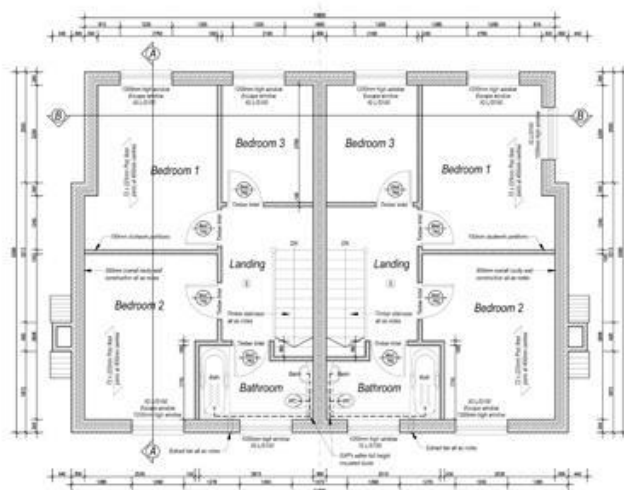








Proposed Ground Floor Plan
Scale: 1:50



Proposed First Floor Plan
Scale: 1:50



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