



## Windyridge Road, Rattlesden, Bury St. Edmunds, IP30 0SW

**Guide Price £230,000 - £250,000**

Set upon a large plot, this substantial house is presented in an excellent decorative order, having well proportioned rooms being flooded by plenty of natural light, being sold with no onward chain.

- Solar panels
- Large gardens
- 2 double bedrooms
- Air source heat pump
- Well presented
- Council Tax Band A
- Freehold
- Energy Efficiency Rating D.



## Property Description

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### Situation

Windyridge is located half a mile to the south of the main village of Rattlesden, which is approximately five miles east of the mid-Suffolk town of Stowmarket. Within the village facilities include a public house, primary school and community shop, together with a medieval church. Additional facilities are available in Stowmarket with a more extensive range of day to day amenities including a mainline railway station.

### Description

The property comprises a two bedroom end-of-terrace house being of traditional construction with replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern air source heat pump via radiators. Additionally there is the benefit of solar panelling with a feed-in tariff and providing reduced rates. Well presented throughout the property has well proportioned rooms all being flooded by plenty of natural light, having been well maintained and cared for.

### Externally

The property is set back from the road with courtyard gardens abutting the rear of the property enclosed by fencing with a right of way separating the courtyard from the main gardens to the rear. The main gardens are of a generous size being predominantly laid to lawn and essentially separated into two areas. There is a good provision of outbuildings with timber shed and summer house. To the rear boundaries hedging gives way to additional area of garden with greenhouse and further timber shed.



The rooms are as follows:

**ENTRANCE HALL:** 11' 10" x 4' 3" (3.61m x 1.30m) A pleasing and spacious first impression via a composite double glazed frosted door to front, window to front, stairs rising to first floor level with under stairs storage cupboard, wood flooring and access to the reception room and kitchen.

**RECEPTION ROOM:** 10' 11" x 14' 7" (3.33m x 4.44m) A bright and spacious double aspect room with windows to the front and rear. A particular focal point being the fireplace to side with inset cast iron stove upon a granite hearth.

**KITCHEN/DINER:** 11' 11" x 9' 9" (3.63m x 2.97m) With window rear and composite door giving access onto the rear gardens. The kitchen offers a good range of wall and floor units, marble effect roll top work surfaces, tiled splashbacks, inset stainless steel sink with drainer and mixer tap, four ring electric touch hob with extractor above and oven below. Space for white goods.

**FIRST FLOOR LEVEL - LANDING:** With six panel internal doors giving access to the bedrooms and bathroom. Access to loft space above.

**BEDROOM ONE:** 11' 11" x 9' 11" (3.63m x 3.02m) A generous double bedroom with window to the side aspect, LVT wood flooring.

**BEDROOM TWO:** 10' 9" x 14' 6" (3.28m x 4.42m) A double aspect room with windows to the front and rear being a spacious double bedroom with built-in storage cupboards to side housing the pressurised hot water cylinder.

**BATHROOM:** 5' 4" x 7' 11" (1.63m x 2.41m) With frosted windows to the front and side aspect being a modern suite in white comprising panelled bath with shower over, low level wc and hand wash basin. Built-in storage cupboard to side. Tiled flooring.

**SERVICES:**

Drainage – mains

Heating – air source heat pump

EPC Rating – D

Council Tax Band – A

Tenure – freehold

**OUR REF:** 8230



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

