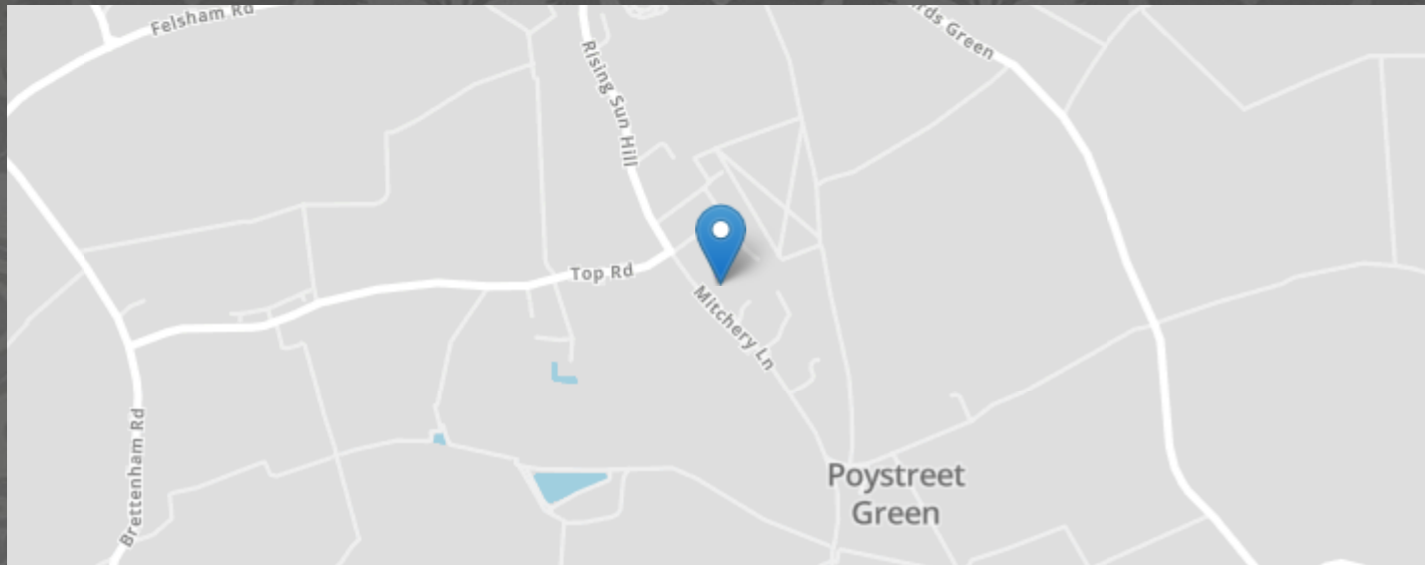


Rising Sun Hill, Rattlesden, Bury St Edmunds



- DETACHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PLAYROOM/STUDY
- EN SUITE
- OPEN FIELD VIEWS

- GARAGE
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- DOUBLE GLAZED THROUGHOUT
- UNDER FLOOR HEATING TO GROUND FLOOR

MARKS & MANN

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MARKS & MANN



Rising Sun Hill, Rattlesden, Bury St Edmunds

Introduced to the market for sale is this spacious, well kept and well designed four bedroom detached home. The property is nestled in an idyllic location in the sought after village of Rattlesden and is positioned conveniently to offer stunning open field views.

Internally the property benefits from, on the ground floor: Entrance hall, living room, dining room, play room/office, kitchen, utility room and downstairs cloakroom. The ground floor space also benefits from under floor heating. To the first floor: Landing, bedroom one which features an En-suite and built in wardrobe, bedroom two, bedroom three, bedroom four and the family bathroom. Externally the property benefits from ample off road parking for multiple vehicles plus a detached garage and to the rear aspect a generous enclosed rear garden with the back drop being open fields.

With three reception rooms, two bathrooms and four double bedrooms the property offers more than adequate living accommodation for a family.

Call now to register your interest and arrange a private first hand viewing.

£575,000

Rising Sun Hill, Rattlesden, Bury St Edmunds

Rising Sun Hill, Rattlesden, Bury St Edmunds

Entrance hall

Front door, double glazed window to front aspect, double glazed window to side aspect.

Living room

4.477m x 4.448m (14' 8" x 14' 7")
Double glazed window to rear aspect, log burner.

Dining room

3.219m x 3.336m (10' 7" x 10' 11")
French doors to rear aspect, ceiling spot lights.

Play room/study

2.985m x 3.285m (9' 10" x 10' 9")
glazed window to front aspect, ceiling spot lights.

Kitchen

3.879m x 3.672m (12' 9" x 12' 1")
Dual double glazed window/S to rear and side aspect, sink/drainage board, oven, ceiling spot lights.

Utility

1.688m x 1.688m (5' 6" x 5' 6")
Door to side aspect, double glazed window to front aspect, fitted cupboard, ceiling spot lights.

Cloakroom

Basin, low level WC, ceiling spot lights.

Landing

Double glazed window to front aspect, airing cupboard, ceiling spot lights, radiator.

Bedroom

3.471m x 4.472m (11' 5" x 14' 8")
Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom

2.986m x 3.774m (9' 10" x 12' 5")
Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom

2.684m x 3.672m (8' 10" x 12' 1")
Double glazed window to front aspect, radiator.

Bedroom

2.861m x 3.670m (9' 5" x 12' 0")
Double glazed window to rear aspect, radiator.

Bathroom

Double glazed window to rear aspect, basin, bath, shower cubicle, ceiling spot lights, heated towel rail.

Garden

South West facing, patio, lawn, side access to either side.

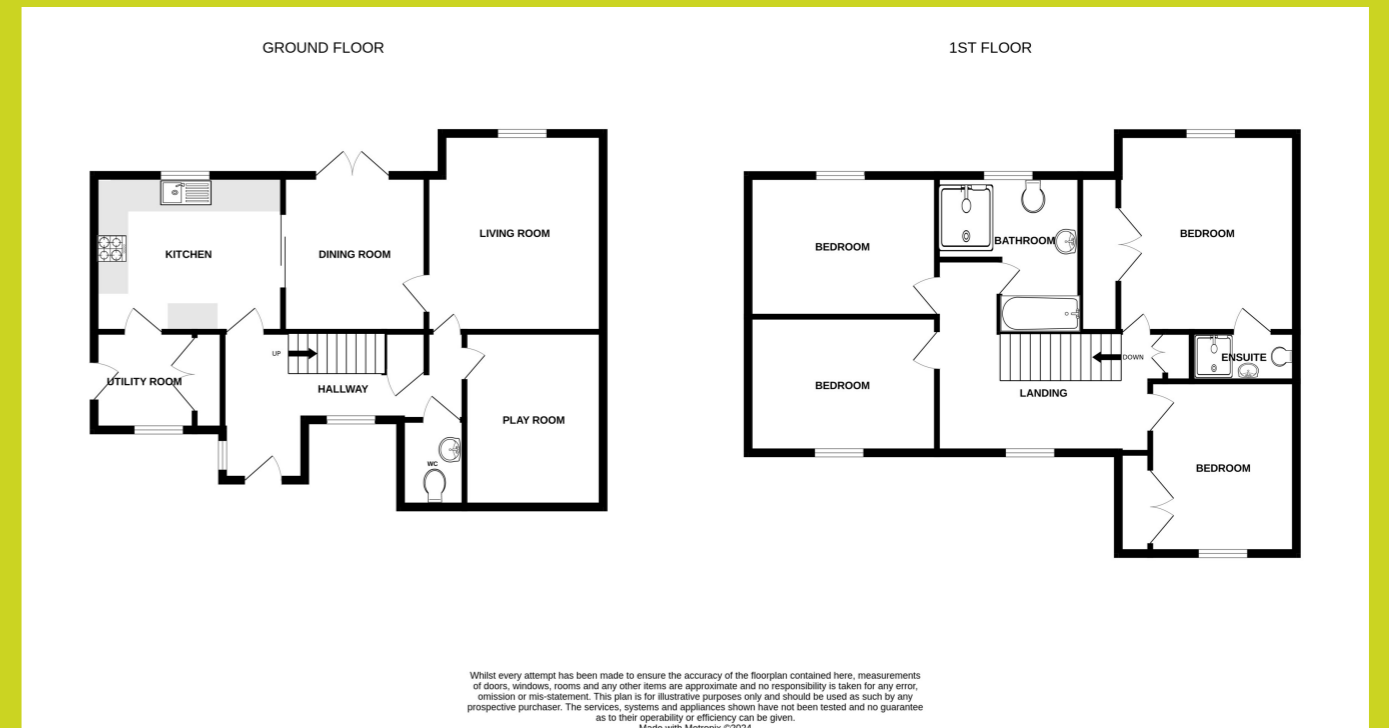
Garage

Disclaimer

In accordance with Consumer Protection from Unfair Trading Regulations, Marks and Mann Estate Agents have prepared these sales particulars as a general guide only. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. No statement in these particulars is to be relied upon as a statement or representation of fact. Any areas, measurements or distances are only approximate. New build properties - the developer may reserve the right to make any alterations up until exchange of contracts.

Money Laundering Regulations
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Council Tax Band
At the time of writing the council tax band for this property is band E.



The above floor plans are not to scale and are shown for indication purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	