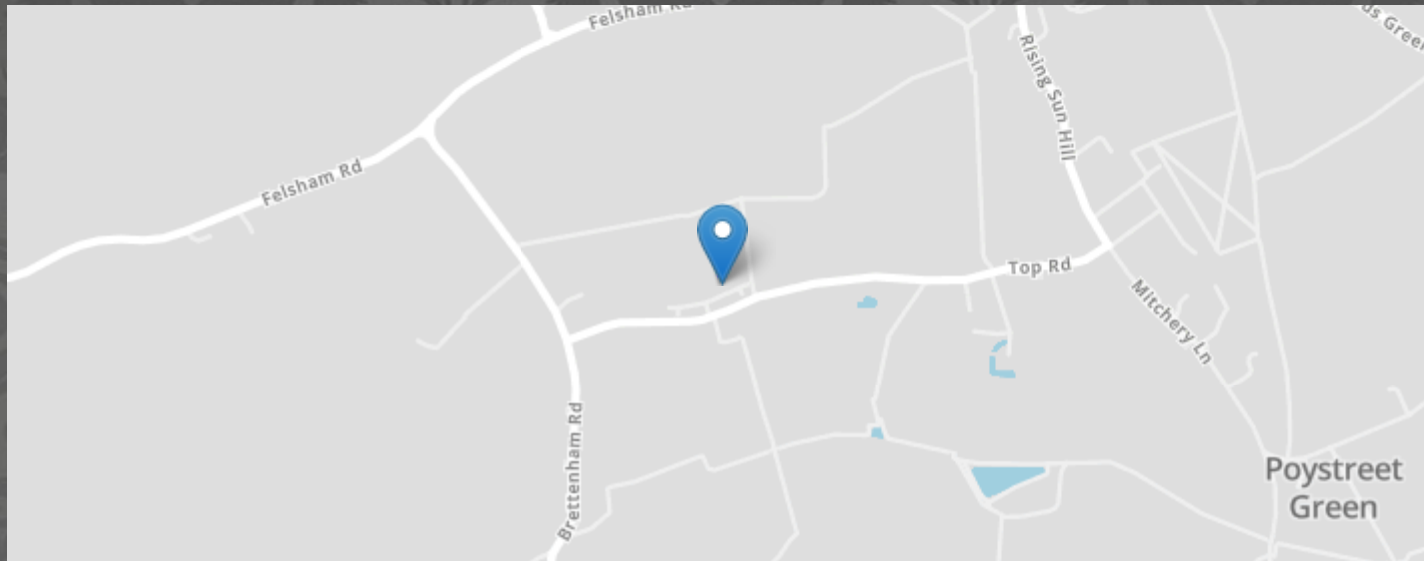


Field View, Rattlesden, Bury St Edmunds



- DETACHED
- AIR SOURCE HEAT PUMP
- VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- FIELD VIEWS TO REAR
- GARAGE & OFF-ROAD PARKING
- MODERN AND VERY WELL PRESENTED
- EN-SUITE & FAMILY BATHROOM

MARKS & MANN

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01449 867 590

contactstowmarket@marksandmann.co.uk

Website www.marksandmann.co.uk

MARKS & MANN



Field View, Rattlesden, Bury St Edmunds

Marks and Mann are pleased to present this MODERN THREE BEDROOM DETACHED house in the desirable location of Rattlesden. With stunning FIELD VIEWS and a generous size garden, ample off road parking with garage, large patio area at rear of property. The house benefits having a good size open plan living and dining area while the Kitchen is complete with INTEGRATED appliances and a breakfast bar and plenty of natural light throughout while the downstairs has UNDERFLOOR HEATING throughout. There are three DOUBLE bedrooms on the first floor with the main bedroom having an EN-SUITE. WC, family bathroom and plenty of storage throughout. The garden is well landscaped and there is potential to extend STP. An EARLY VIEWING is highly recommended is appreciate all this property has to offer!!!

£525,000 Guide Price

Field View, Rattlesden, Bury St Edmunds

Ground Floor

Kitchen

3.69m x 4.27m (12' 1" x 14' 0")
A modern kitchen with an extremely high quality finish. Integrated appliances throughout which includes a dishwasher, washing machine, fridge, freezer and double oven as well as one full sized pantry cupboard. Large amounts of storage and a breakfast bar.

Living/Dining Room

6.75m x 7.12m (22' 2" x 23' 4")
An expansive space ideal for family living. Hard flooring throughout. The log burner is a key feature which is well complimented by the brick fireplace. Ample room for all furniture you might require. French door access into the rear garden as well.

First Floor

Bathroom

1.82m x 3.04m (6' 0" x 10' 0")
A stylish and well presented three piece suite with overhead shower. There is a wc, wash basin and full length bathtub included. Tiled flooring and partially tiled walls. Double glazed window.

Bedroom 1 & En-suite

3.94m x 4.27m (12' 11" x 14' 0")
A large bedroom which has been immaculately presented and has the benefit of having two in-built wardrobes. This bedroom has a stunning view over the field to the rear of the property as well. The en-suite is a modern three piece suite that includes a wc, wash basin and shower. There is also a heated towel rail and mirror above the wash basin. Excess storage space under the sink.

Bedroom 2

2.51m x 4.27m (8' 3" x 14' 0")
A very good sized double bedroom with ample size for large storage units as well. With two double glazed windows, there is plenty of natural light entering this room. Carpeted throughout. Radiator. Neutral decor.

Bedroom 3

3.32m x 2.75m (10' 11" x 9' 0")
Currently laid out as a dressing room but is a good sized double bedroom as well. Neutral decor, carpeted throughout. Radiator.

Important Information

Tenure – Freehold.
Services – we understand that Air Source Heat Pump, electricity, water and drainage are connected to the property.
Council tax band D.
EPC rating B.
Our ref: JS.

Directions

Using a SatNav, please use IP30 0DE as the point of destination.

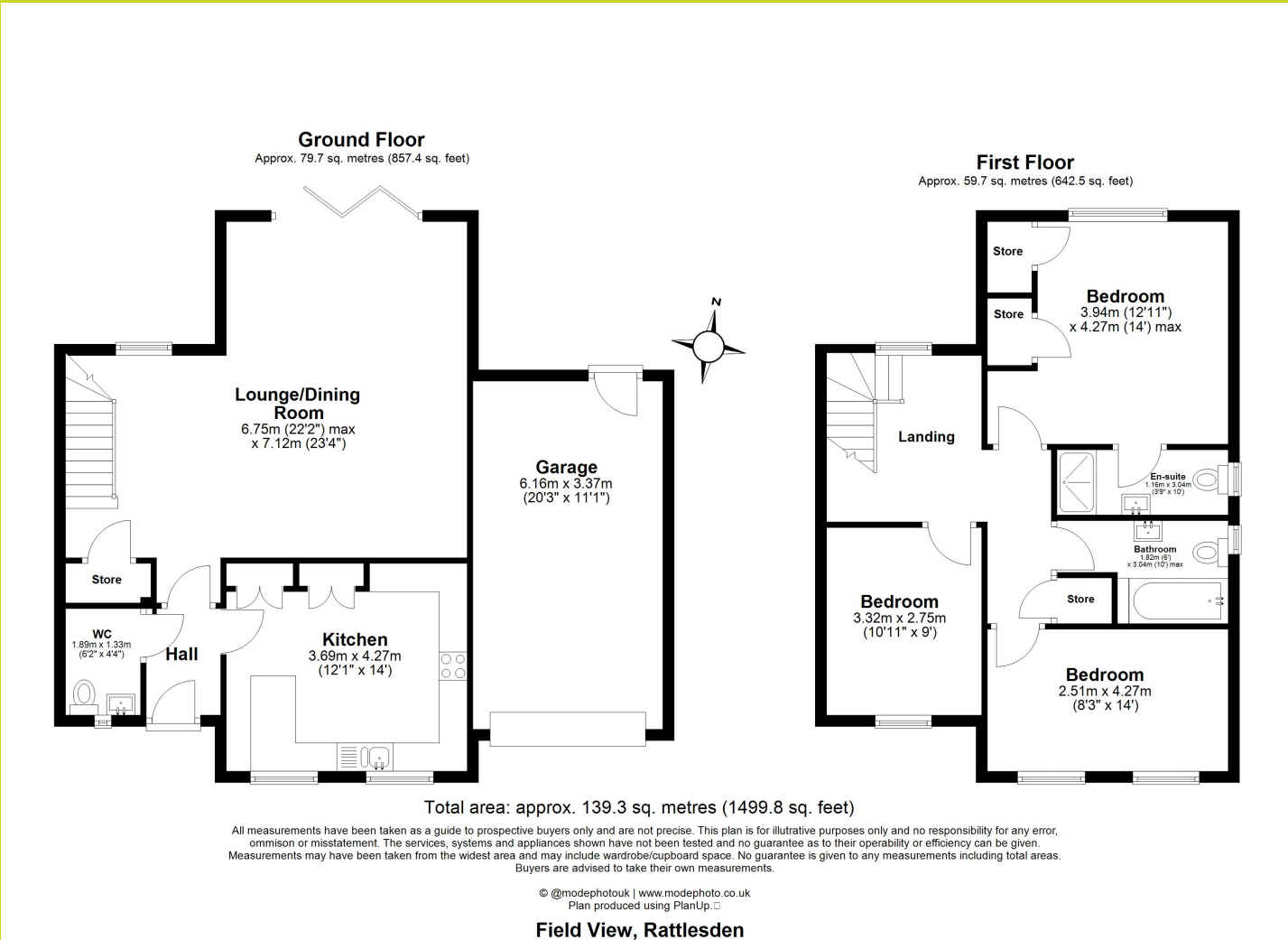
Disclaimer

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.

Anti 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.

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

