



**Tawny House,
Drinkstone Green, Suffolk.**

**DAVID
BURR**



Drinkstone is a small and lively village of two windmills with a wonderful modern village hall, host to many activities, clubs and social events, 14th Century church, children's play area, playing field and over 10 miles of footpaths. The neighbouring villages of Woolpit and Rattlesden have a range of local shops, primary schools and Woolpit provides a health centre. The village is located approximately 8 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 9 miles with an excellent range of schooling, shopping, recreational and cultural facilities.

An exceptional highly efficient ECO-HOME boasting low-maintenance accommodation with exquisite attention to detail, quality of finish and overall standard of presentation, complimented by a design with light open plan modern living at its heart. The extensive Eco-elements to the house are detail below and further benefits include a charming, sunny, yet easy to maintain garden and off-road parking.

Key features using state-of-the-art, energy efficient technologies, include:

- **Triple Glazing: Heat insulated.**
- **Air Source Heat Pump: Environmentally friendly and highly efficient for low energy costs.**
 - **Optimal Insulation: Thermo-insulated external walls, air tight house.**
- **Heat Recovery and Ventilation System: reduces energy costs and provides continuous supply of fresh air.**
 - **Underfloor heating to ground floor together with both first-floor bathrooms.**

An outstanding 4-bedroom detached Eco house finished to an exceptional standard within an established village setting.

DRAWING ROOM: 18'10" x 12'8" (5.74m x 3.86m). A light room with a near 8ft wide wall of glass providing stunning views over the garden and with a sliding door opening on to terracing. Attractive Karndean flooring runs throughout and there is an A+ rated Morso pedestal log burner. A feeling of space is created by the 12'8" opening to:-

DINING ROOM/LIVING ROOM: 32' x 10'3" (9.75m x 3.12m). An exceptional space with a handmade beech staircase rising to first floor and an attractive Karndean floor running throughout. A 12'7" opening links to:-

KITCHEN/BREAKFAST ROOM: 12'8" x 12'8" (3.86m x 3.86m). Finished with an exceptionally high-quality kitchen made by KTB, a highly regarded local firm and finished with dovetailed hardwood drawers and units to include quality

integrated appliances including 2 AEG electric ovens (one with steam function), dishwasher, full height fridge with freezer compartment, separate freezer and an induction hob with integrated extractor. Double butler sink by Villeroy and Boch set within a Quartz worktop and island unit with drawer, integrated bin and breakfast bar with shelving below.

BEDROOM: 12'9" x 12'8" (3.88m x 3.86m). With two 6ft high windows and could be utilised as a sitting room/office etc.

SHOWER ROOM: Well-placed opposite the bedroom and attractively tiled with a large shower cubicle with fitted Hans Grohe waterfall shower and shower attachment, heated towel rail, WC and wash hand basin with vanity unit providing storage below and mirror over.

TAWNY HOUSE, DRINKSTONE GREEN, BURY ST. EDMUNDS, SUFFOLK. IP30 9TF

UTILITY/TECH ROOM: With a door to the garden, tiled floor, wall and base units, work top over, inset stainless steel sink unit with plumbing for washing machine, space for tumble dryer and fitted water softener.

CLOAKROOM AREA: Hanging space for coats.

First Floor

STUDY/LANDING: 17'1" x 10'3" including staircase (8.08m x 3.12m). A lovely light area that could be utilised as a study space, reading area etc. Access to loft storage space via loft ladder and doors to:-

PRINCIPAL BEDROOM: 20'6" x 12'8" max floor measurement (6.25m x 3.86m). An exceptional principal suite, cleverly designed to include built in wardrobes and drawers. Door to:-

LUXURY ENSUITE: 11'8" x 8'10" (3.56m x 2.69m). Finished with a particularly large double shower cubicle including an overhead waterfall shower and separate body shower head, deep double ended contemporary bath with further shower attachment, WC, heated towel rail and 'His and Hers' wash hand basins with vanity unit below providing storage and heated mirror over.

BEDROOM: 12'10" maximum floor measurement x 10'8" (3.91m x 3.25m). Mirror fronted double wardrobe.

BEDROOM 4: 14'4" x 10'3" (4.37m x 3.12m). A charming room with mirror fronted double wardrobe.

FAMILY BATHROOM: 10'10" x 10'9" (3.3m x 3.28m). A spacious room that includes a large double ended bath complete with side screen, 2 body shower attachments and a separate rainwater shower head above. Heated towel rail, WC and wash hand basin with vanity unit below providing storage and heated mirror over.

Outside

Handmade solid wood electric double gates open to a large area of gravel providing parking for a number of vehicles. Space for the erection of a **CART**

LODGE – subject to the relevant planning permission. The gardens are one of the property's most attractive features, cleverly designed with distinct areas of well-placed terraces to take advantage of the sun throughout the day with over a thousand spring flowering bulbs and a variety of fruit trees all complimented by further flowering shrubs and perennial plants with retaining walls. A great deal of thought has gone into the external lighting and further practical elements include outside tap, power points and timber shed etc. **LOG STORE.** The land extends to the road including a brick paved turning area.

AGENTS NOTE

The property benefits from the remainder of a 10-year build warranty and a Ring CCTV system.

- Zehnder Aire Re-circulation and heat recovery system..
- 179 litre high grade stainless steel long life hot water tank.
- NIBE control system.
- NIBE air source heat pump A++ rated.

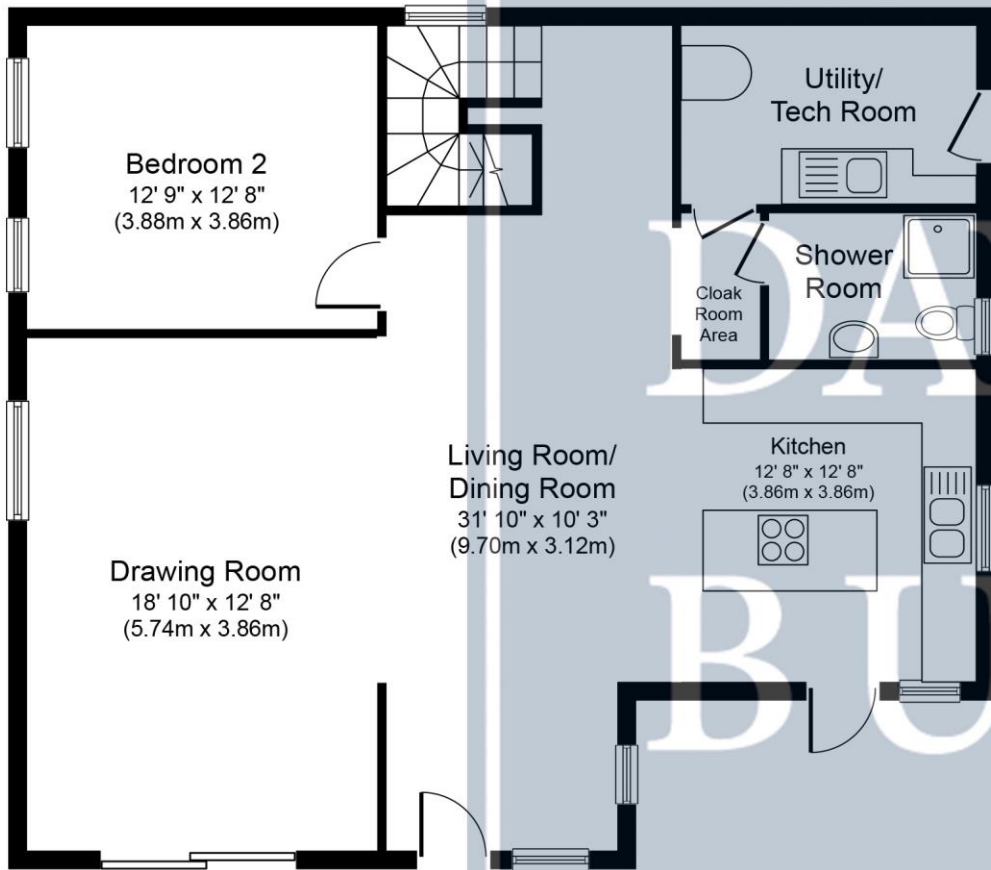
SERVICES: Main electricity, water and drainage are connected. Air source heating and heat recovery system/air re-circulation system. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Council Tax Band: F - £2840.18 – 2023.

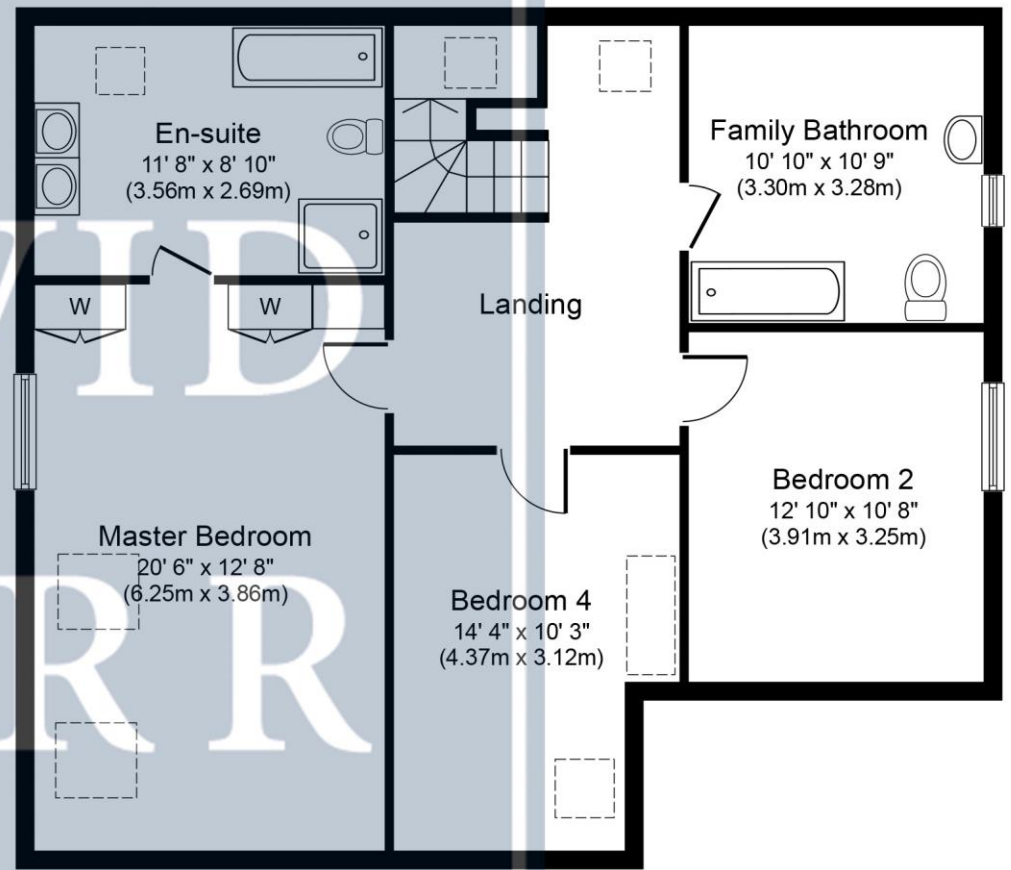
EPC RATING: B – report available upon request. Potential A – please ask for further information.

VIEWING: Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
946 sq. ft.
(87.9 sq. m.)



First Floor
Approximate Floor Area
946 sq. ft.
(87.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

