



**Granta, 4 the Meadows  
Drinkstone, Suffolk**

**DAVID  
BURR**



# Granta, 4 The Meadows, Drinkstone, Bury St Edmunds, Suffolk, IP30 9TS

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 and playing field. 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.

A splendid four bedroom detached family house that occupies a cul-de-sac position within this highly regarded Suffolk village. Granta offers generous accommodation to both floors and affords a well-placed conservatory to the rear of the property to enjoy the delightful grounds. This excellent family house is further enhanced by off street parking and adjoining garage.

## A delightful four bedroom detached family house with three reception rooms and no onward chain.

Entrance door to;

**ENTRANCE PORCH:** With fitted coconut matting. Part glazed door opening to;

**ENTRANCE HALL:** A welcoming area with staircase rising to first floor and doors through to;

**SITTING ROOM:** 18'5 x 10'5 (5.6m x 3.2m). A wonderful double aspect room having an electric fire with brick surround creating the main focal point of the room. Door to dining room and double sliding doors leading to the conservatory.

**DINING ROOM:** 10'6 x 9' (3.2m x 2.7m). Currently occupied as a formal dining room but would lend itself to a multiple of uses if required and having rear aspect. Door to hallway.

**CONSERVATORY:** 8'8 x 8' (2.6m x 2.4m). Having wonderful views of the garden and double doors opening to the rear terrace allowing one the opportunity for al fresco dining.

**KITCHEN/BREAKFAST ROOM:** 12'6 x 9'2 (3.8m x 2.8m). Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap, four ring Calor gas hob under extractor hood. Further integrated appliances include eye level Neff double oven and under counter fridge. Door opening to;

**UTILITY:** 7'3 x 5'5 (2.2m x 1.6m). A convenient space having door opening to garage and offering front aspect. Fitted with wall and base units under work preparation surfaces with inset sink, mixer tap and single drainer. Space for washing machine and under counter freezer.

**CLOAKROOM:** Fitted with W.C, and corner wash hand basin with mixer tap and vanity cupboard beneath. Built-in storage cupboard.

### First floor

**LANDING:** A large inviting area with built-in airing cupboard. Front aspect. Doors to;

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**BEDROOM 1:** 18'6 x 10'6 (5.6m x 3.2m). Being of an excellent size and having rear aspect. Sink unit with vanity cupboard beneath. Designated dressing area.

**BEDROOM 2:** 12'4 x 9'1 (3.7m x 2.7m). Again being of a generous size. Sink unit with vanity cupboard beneath. Rear aspect.

**BEDROOM 3:** 9'1 x 7'4 (2.7m x 2.2m). Having front aspect. Built in cupboard.

**BEDROOM 4:** 8'2 x 5'9 (2.5m x 1.8m). Currently occupied as a home office. Front aspect.

**BATHROOM:** 9'1 x 7'5 (2.7m x 2.2m). Fitted with a panelled bath having mixer tap, corner shower cubicle with part tiled surround, W.C., wash hand basin with mixer tap and vanity cupboard beneath. Heated towel rail.

## Outside

The property is set on the left hand side towards the end of this delightful cul-de-sac and is accessed via a brick paved driveway which in turn leads to the **GARAGE** 16'6 x 10'5 (5m x 3.2m) with up and over door, power and light connected, rear door. The boiler is located in this area. The remainder of the front is predominantly lawn with flowering beds and has a path leading to the front door. To the side of the property there are full height double gates providing access to the rear.

The rear garden has two well placed terrace areas ideal for warm summer afternoons and al fresco dining. The remainder of the grounds are predominantly laid to lawn with well stocked flower and shrub beds. Established hedging.

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating to radiators. Calor gas for cooking. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E

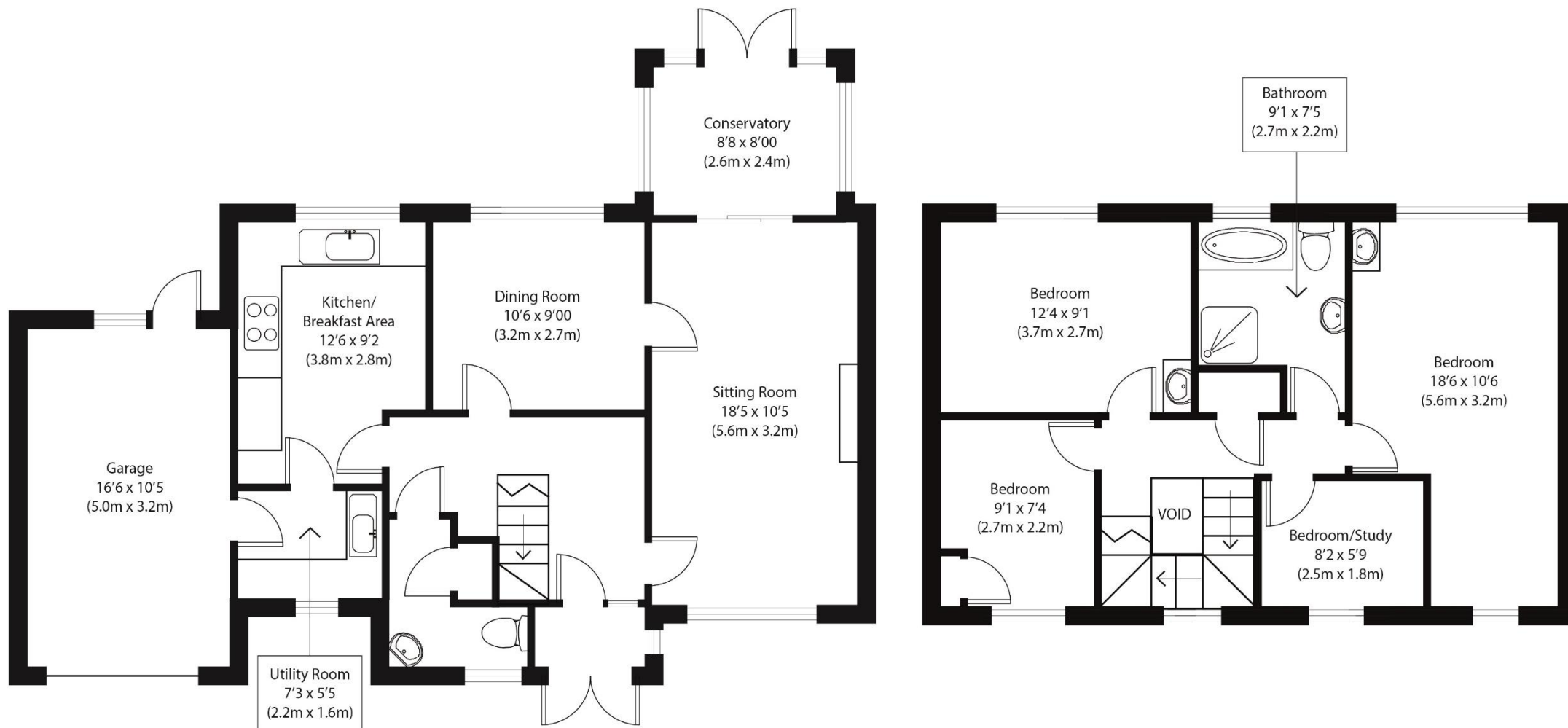
**EPC RATING: D**

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.



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Ground Floor

Approximate Gross Internal Area  
1400 sq ft (130 sq m)

First Floor

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk

