



Bridge Farm
Drinkstone, Suffolk

**DAVID
BURR**



Bridge Farm, The Street, Drinkstone, Suffolk, IP30 9SX

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 providing 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 exquisite three/four bedroom detached versatile family house that occupies an enviable position within this highly sought after Suffolk village. Bridge Farm offers substantial accommodation to both floors and has been designed and presented to an excellent order throughout that is enhanced by its superb grounds which incorporate a large sweeping driveway offering parking for numerous vehicles and double garage with studio/gym above. This delightful property is further benefitted by wonderful countryside views to the front. The property is being offered with no onward chain.

A generous and well-presented family home in a semi rural location with stunning countryside views to the front. Offered with no onward chain.

Front entrance door with adjacent windows to front and side opening to;

ENTRANCE HALL: A large welcoming area with a staircase rising to the first floor and having tiled flooring. Doors to principal reception rooms, kitchen and cloakroom.

SITTING ROOM: 20'9 x 15'7 (6.3m x 4.7m). A spacious light and airy room with triple aspect to the front, side and rear and having double doors opening to the terrace area allowing one to enjoy warm summer afternoons. The main focal point of this delightful room is the attractive fireplace having a wood burning stove set upon a brick hearth with brick surround, under an oak bressummer beam.

KITCHEN/DINING ROOM: 20'9 x 18'9 (6.3m x 5.7m). Cleverly designed into two distinctive areas with the kitchen area situated to the front of the property overlooking the front garden and countryside beyond. The Kitchen is fitted with an extensive range of matching solid oak wall and base units under work preparation surfaces that incorporates a butler style sink unit with single drainer and mixer tap. Integrated appliances include a dishwasher and a fitted Range style cooker under extractor hood. Space for freestanding fridge freezer. The room continues away from the kitchen area to the designated Dining/living

area that enjoys double doors opening to the rear terrace allowing one the potential for alfresco dining and entertaining. Door to utility room.

UTILITY ROOM: 7'8 x 7'2 (2.3m x 2.1m). A useful room having matching solid oak wall and base units under work preparation surfaces with sink unit, single drainer and mixer tap. The boiler is located in this area. Space and plumbing for washing machine/tumble dryer. Tiled flooring and an external door giving access to the front grounds.

STUDY/BEDROOM 4: 12'1 x 10' (3.6m x 3m). A versatile room which would lend itself to a multiple of uses if required that is located to the rear of the property with views of the garden.

CLOAKROOM: With side aspect and consisting of W.C and wall hung wash hand basin with mixer tap. Tiled flooring.

First floor

LANDING: A large inviting area featuring a return balustrade. Airing cupboard, loft access hatch and doors to;

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BEDROOM 1: 20'9 x 15'7 (6.3m x 4.7m). A substantial double aspect room overlooking the grounds and offering wonderful countryside views to the front. This delightful room enjoys a designated dressing area with built in wardrobes and a door opening to the En-Suite.

EN SUITE: 7'5 x 6' (2.2m x 1.8m). Comprising a corner shower cubicle with part tiled surround, W.C, pedestal wash hand basin with mixer tap and heated towel rail. Tiled flooring.

BEDROOM 2: 15'3 x 10'6 (4.6m x 3.2m). Another generous double bedroom situated to the rear of the property with views of the rear garden. Extensive display of built in wardrobes.

BEDROOM 3: 15'4 x 10'3 (4.6m x 3.1m). A further double bedroom located to the front of the property that enjoys excellent countryside views. Also having an extensive display of built-in wardrobes.

BATHROOM: 12' x 10' (3.6m x 3m). Suite comprising panelled bath with mixer tap. W.C, pedestal wash hand basin and a large built-in / walk-in shower with part tiled surround. Heated towel rail and tiled flooring.

Outside

The property enjoys an elevated position away from the road and is approached via a large sweeping driveway which affords off street parking for several vehicles and in turn leads to the property and detached **DOUBLE GARAGE:** 21'8 x 18'5 (6.6m x 5.6m) with two up and over double doors to the front, a part glazed courtesy door to the side and offering rear aspect. Power and lighting connected and a separate external staircase providing access up to the **STUDIO/GYM** above. The **STUDIO/GYM:** 18'5 x 11'7 (5.6m x 3.5m) A versatile space that would lend itself to an array of uses if so required and having two Velux windows to the front. Again, power and lighting are connected to this room. The front garden offers a well-manicured lawn with a variety of well-established trees and well stocked flower/shrubbery beds. Immediately to the side and rear of the property are two well-placed terrace areas ideal for outdoor entertaining or alfresco dining. A useful gardening

toilet is accessed from the rear garden and consists of W.C, wall hung wash hand basin with mixer tap and has tiled flooring. The remainder of the grounds are a genuine delight that are predominately lawn with splendid flowering borders. The grounds benefit from a rain water collector that is accessed via a pump used for watering the garden and washing vehicles.

SERVICES: Main water, Private drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band F
EPC RATING: C

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

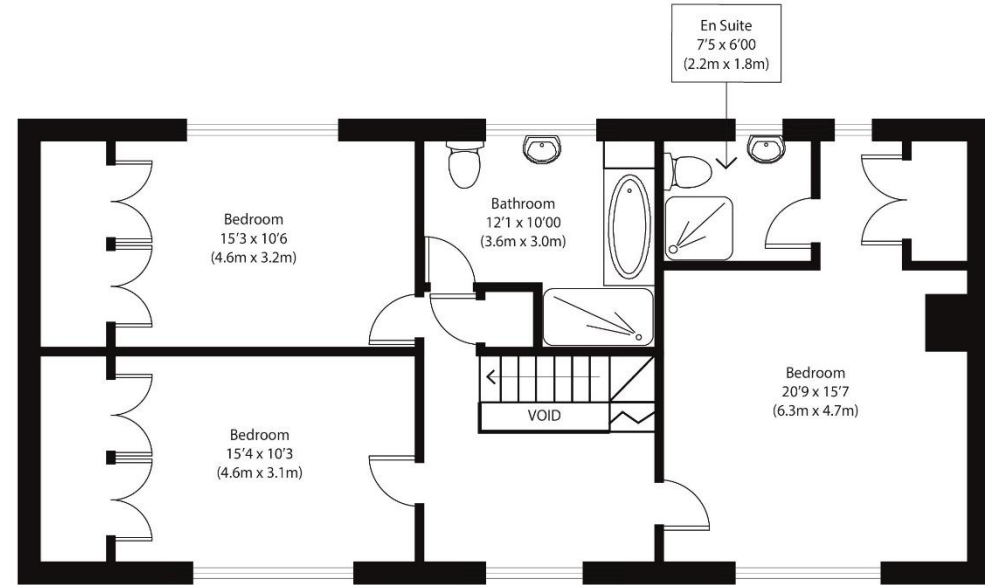
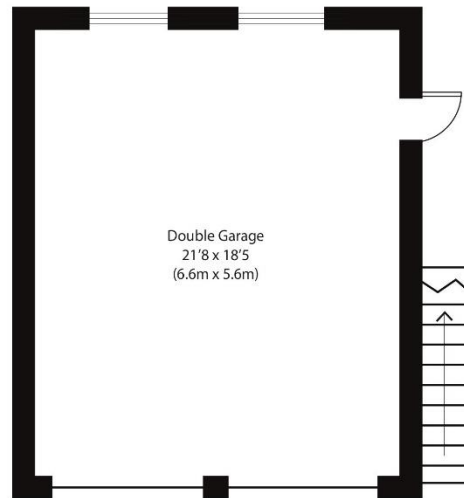
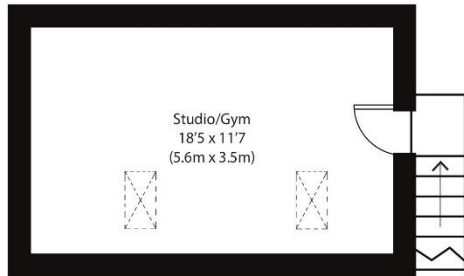
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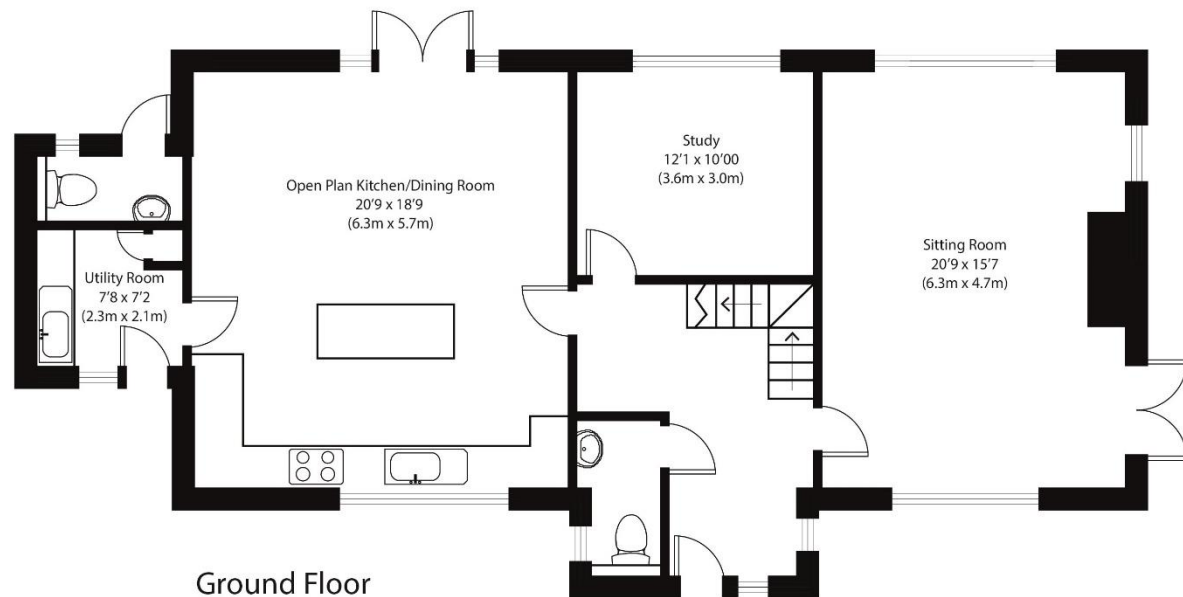
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Approximate Gross Internal Area
Main House 2100 sq ft (195 sq m)
Outbuilding 620 sq ft (58 sq m)
Total 2720 sq ft (253 sq m)

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



First Floor



Ground Floor

