



Windyridge, Rattlesden
IP30 0SW

£325,000 Freehold

MaxwellBrown

Independent Property Agents

Set in the small, picturesque and sought after village of Rattlesden, this three-bedroom semi-detached property has been modernised and finished to a high standard. The accommodation comprises: entrance hall, lounge, kitchen/diner, utility room, shower room, three double bedrooms and family bathroom. Further benefits include, oil fired central heating, double glazing and off-road parking, with a very generously proportioned garden to the rear.



Recessed porch with sealed unit double glazed door to:

Entrance hall:

Wood effect vinyl flooring, radiator, and staircase to first floor with space under, doors to:

Lounge:

Sealed unit double glazed patio doors to rear and sealed unit double glazed window to front, two radiators, wall lights, television point, recessed fireplace with oak bressummer and Colne stoves wood burner inset.

Kitchen/Diner:

Fitted with grey fronted units with wood effect tops comprising resin 1 ½ bowl inset single drainer sink unit with mixer tap and cupboards under, Becko dishwasher, work surfaces with cupboards, drawers under, Becko fridge and freezer, Becko oven and hob with extractor hood over, range of eye level units, tiled splash backs, wood effect vinyl flooring, sealed unit double glazed window to front and rear, inset ceiling spot lights to kitchen area, television point, radiator, part glazed door to:

Utility Room:

Wood effect vinyl flooring, sealed unit double glazed window to front and part glazed door to rear, Houndsfield oil fired boiler supplying domestic hot water and central heating, work surfaces, inset single drainer stainless steel sink unit with cupboards and space under, double range of eye level units, radiator, tiled splash backs, door to:

Shower Room:

Wood effect vinyl flooring, two sealed unit double glazed windows to side, fully tiled walls, corner shower enclosure, w.c., hand wash basin, heated towel rail.

First Floor Landing:

Sealed unit double glazed window to rear, beige carpets to stairs and landing, RDC box and meter cupboard, access to loft, oak doors to:

Bedroom 1:

Sealed unit double glazed window to front, television point, radiator, built in single wardrobe, fitted beige carpet.

Bedroom 2:

Sealed unit double glazed window to rear, radiator, television point, fitted beige carpet.

Bedroom 3:

Sealed unit double glazed window to front, television point, and radiator, single built-in wardrobe, fitted beige carpet.

Bathroom:

Modern white suite comprising corner entry shower with thermostatic shower, panelled bath with mixer tap and plunge plug, wash hand basin, heated towel rail, low level flushing w.c., vinyl flooring, extractor fan, fully tiled walls, sealed unit double glazed window to rear.

Outside:

The front garden is enclosed by hedging with mature shrub borders, laid to lawn with gravel driveway and paved path leading to rear garden. The generously proportioned rear garden is laid mainly to lawn with mature trees, flower, and shrub borders. Concrete path leading to timber garden shed and oil tank, paved patio area. The rear garden is enclosed by hedging.

Services:

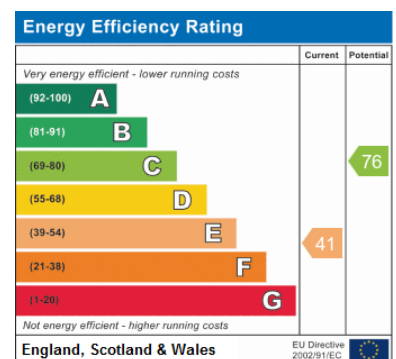
It is understood from the vendors that mains electricity and water services are connected to the property.

Council Tax Band B: payable to Mid Suffolk District Council

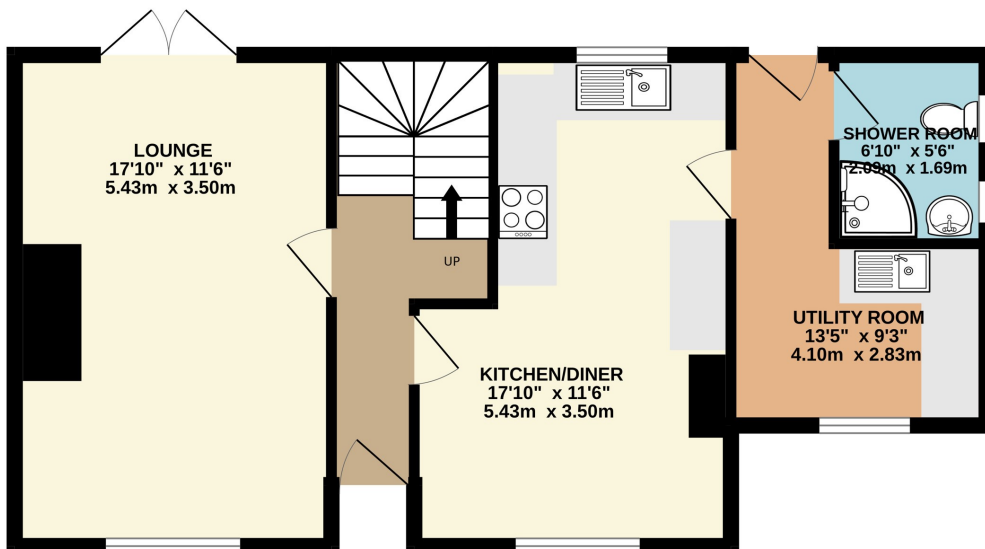
Broadband Speeds according to Ofcom:

Standard download 18Mbps

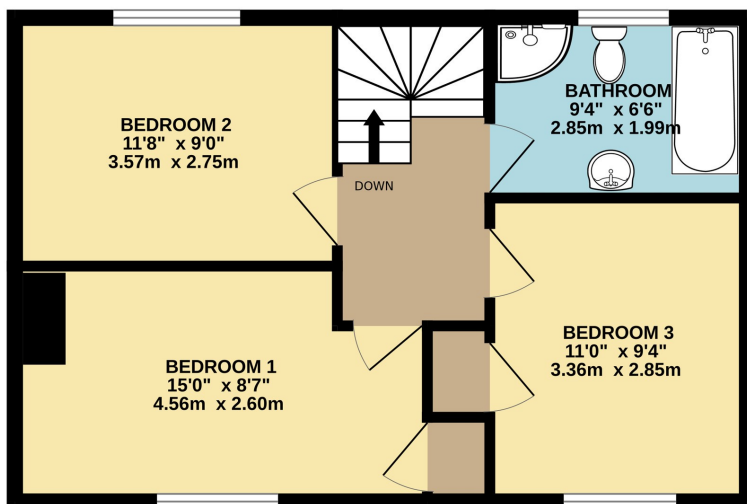
Superfast download 58Mbps



GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

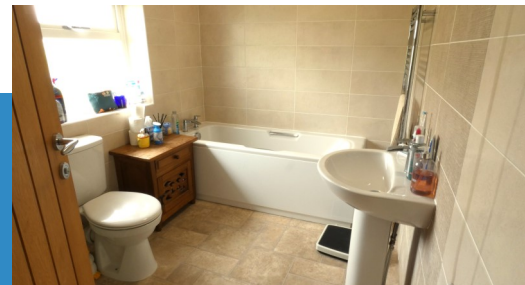


1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

