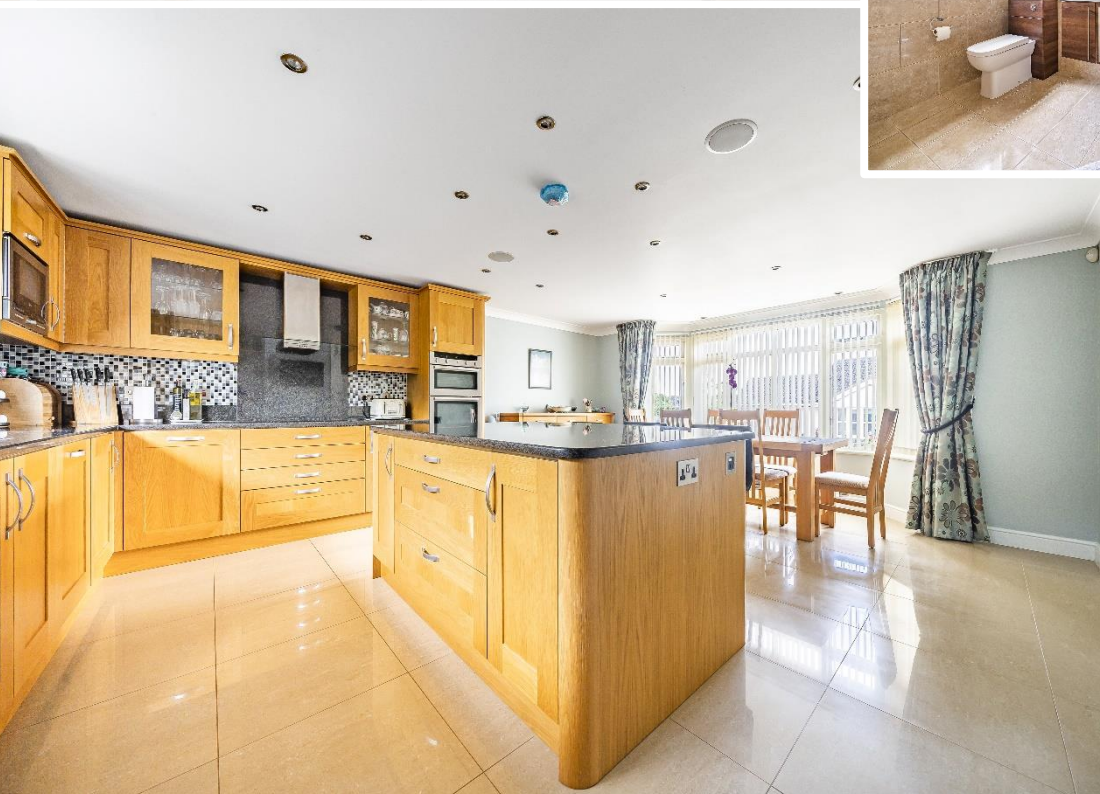




Rainbows End
Wetherden, Suffolk

**DAVID
BURR**



Rainbows End, Park Road, Wetherden, Suffolk, IP14 3JS

Wetherden is a small village with a range of local facilities including thriving village hall used for a variety of social and community activities, football team, tennis club, playing field with fenced children's playground area, parish church and allotments, Baptist church and public house. The neighbouring villages of Haughley and Elmswell offer a good range of everyday amenities including a village store, post office, chemist, bakery, butchers, public houses and primary schools with the latter having a local rail link station to Bury St Edmunds and Stowmarket. The market town of Stowmarket is 4 miles with an excellent range of amenities together with a main line rail link to London Liverpool Street. The historic cathedral town of Bury St Edmunds is about 10 miles west.

A delightful four-bedroom detached house occupying an enviable position to provide a peaceful retreat in this popular Suffolk village.

Hidden from view in a private cul-de-sac in this highly regarded Mid Suffolk Village, Rainbow's End stands as a delightful four-bedroom detached home offering spacious and versatile accommodation.

As you step inside, you are greeted with a galleried entrance hall that sets the stage for the comfort and convenience that awaits within including an impressive ground floor principal bedroom suite. The sitting room has a handcrafted media centre featuring a state-of-the-art Sonos cinema sound system, inviting you to unwind and enjoy immersive entertainment experiences. The heart of the home lies in the large kitchen/living room, fitted with bespoke solid oak cabinetry and an impressive central island, perfect for culinary adventures and family gatherings. A useful utility room adds to the practicality of daily living.

Ascending the oak staircase to the first floor, you'll discover three generously sized double bedrooms, each offering breathtaking countryside views and ample space for rest and rejuvenation. The luxury family bathroom, fully tiled and elegantly appointed, promises a spa-like experience for relaxation and pampering.

Outside, the property boasts a driveway providing parking for multiple vehicles, leading to a double garage with light and power, ideal for storage or hobbies. The main garden is a haven of tranquility, featuring a large patio area accessed from the sitting room and principal bedroom, perfect for al fresco dining and entertaining. Steps lead up to a beautifully planted area

adorned with a variety of flowers, shrubs, and trees, creating a picturesque backdrop for outdoor enjoyment. Additional features include a potting shed and storage shed, adding to the practicality of outdoor living.

Covered entrance door to:

ENTRANCE HALL: A light and spacious area provides access to the ground floor accommodation. There is an impressive oak staircase to the first floor, a large walk-in storage cupboard and tiled flooring.

CLOAKROOM: With W.C. and wash basin.

SITTING ROOM: A substantial room with a handcrafted media centre with housing for the tv and a built in Sonos surround cinema sound system plus additional storage and display cabinets. There are glazed French doors opening to the rear patio. The Sonos sound system continues throughout the property with inset ceiling speakers.

KITCHEN/LIVING ROOM: A spacious versatile area, the kitchen is fitted with hand crafted solid oak wall and base units with an impressive centre island with further workspace and storage. Included within the kitchen are the integrated dishwasher, electric oven and hob, there is also space and housing for an American style fridge freezer. There is a bay window to the front aspect and ample space for a dining table and chairs.

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UTILITY ROOM: Further storage space and plumbing for washing machine and tumble dryer. External door to the garden.

PRINCIPAL BEDROOM SUITE: An impressive spacious room with glazed French doors to the rear patio and an **EN-SUITE SHOWER ROOM**.

First floor

GALLERIED LANDING: Providing access to the three double bedrooms and family bathroom:

BEDROOM 2: Two skylight windows allowing light to flood in and providing stunning views.

BEDROOM 3: Currently utilised as a hobby room with made to measure built in furniture and a dormer window proving stunning views.

BEDROOM 4: A double room again with skylight windows making the most of those gorgeous views.

FAMILY BATHROOM: Fully tiled with a luxury suite including W.C, wash basin bath and shower cubicle.

Outside

The property is located in a small cul-de-sac of only two similar homes with a driveway providing parking for multiple vehicles and leading to the **DOUBLE GARAGE** with twin up and over doors, pedestrian door to the rear providing access to the garden and light and power connected. The main garden is a delight, there is a large patio area accessed via the sitting room and principal bedroom with steps up to a lovely planted area with a huge variety of flowers, shrubs and trees. There is a potting shed and further storage shed. The garden is fully enclosed and provides a high degree of privacy and seclusion. The property has the benefit of rainwater harvesting.

SERVICES: Mains water, drainage and electricity are connected. Underfloor heating throughout serviced by an oil fired boiler. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

EPC RATING: C

BROADBAND & MOBILE: Please see our website and Ofcom.org.uk for further details.

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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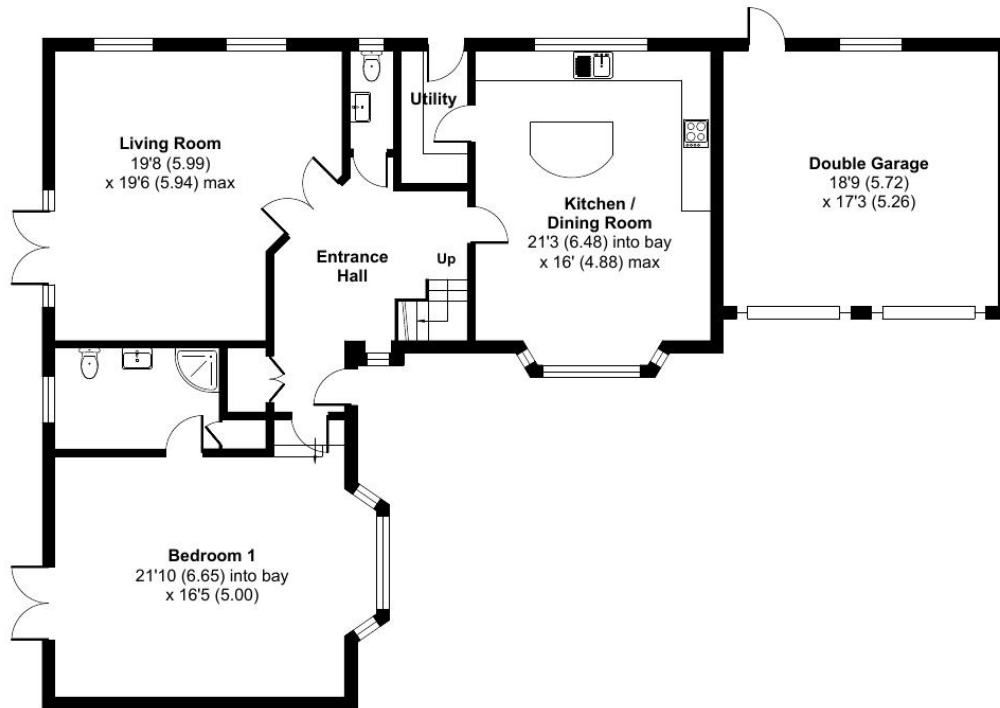
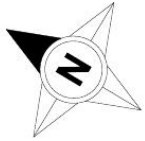
Park Road, Wetherden, IP14

Approximate Area = 2431 sq ft / 225.8 sq m

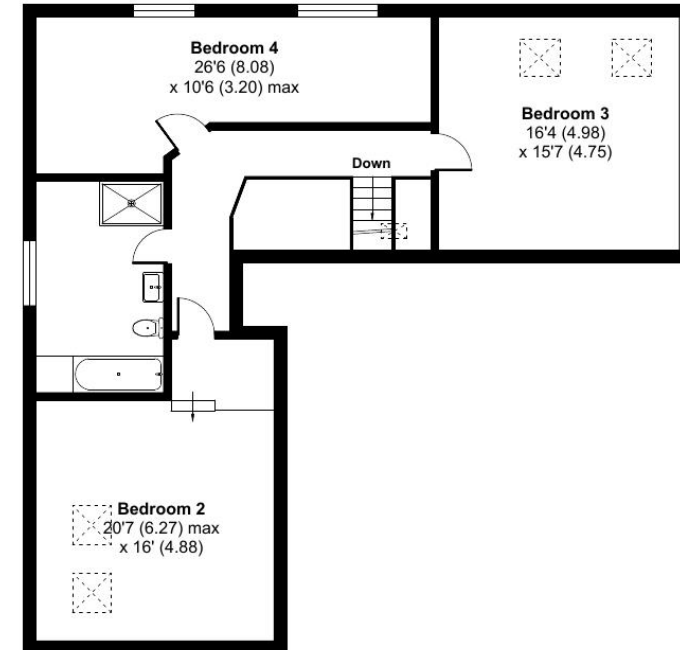
Garage = 324 sq ft / 30.1 sq m

Total = 2755 sq ft / 255.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for David Burr Ltd. REF: 1119733

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