



Caraway Cottage

Gedding Road, Drinkstone, Suffolk IP30 9TF

ML Property are delighted to offer for sale the meticulously presented 4 bedroom cottage situated in the popular village of Drinkstone Green.



guide price
£549,995

at a glance...

- An extremely well presented extended 4 bedroom cottage
- Situated in a rural position within a popular village
- UPVC windows and oil fired central heating
- Meticulously maintained and much improved by the current vendors
- Occupying a plot in excess of 0.35 acres (sts)
- Garage and driveway for several cars
- Fully enclosed rear gardens with summerhouse area
- Viewing strongly recommended to appreciate the standard of finish and size of plot on offer



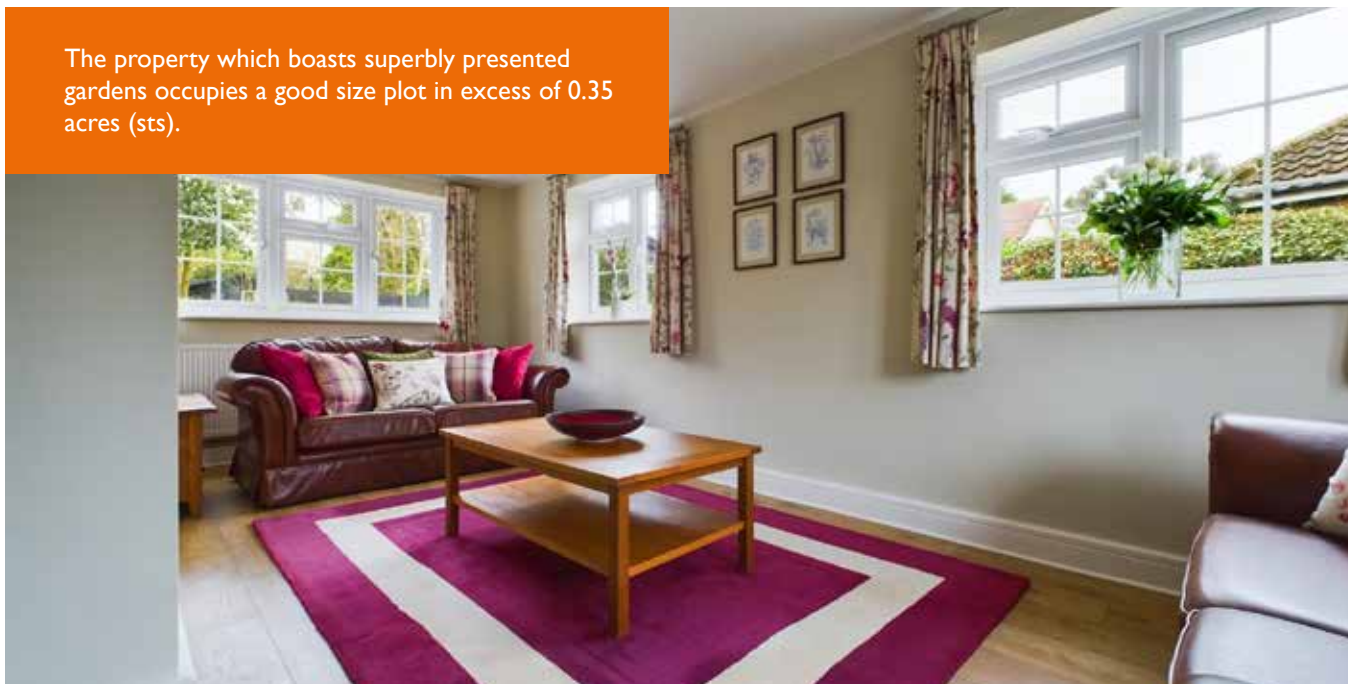
x4



x2



The property which boasts superbly presented gardens occupies a good size plot in excess of 0.35 acres (sts).





property

Caraway Cottage is an extended 4 bedroom semi-detached cottage which has been much improved by the current vendors, offering accommodation approaching 1500 sqft and is situated in a good size plot in the popular village of Drinkstone. The accommodation comprises of - entrance area, sitting room with living room area off, dining room, kitchen/breakfast room, utility room and downstairs shower room. On the first floor there are four bedrooms and a good size family bathroom. The property is further enhanced by UPVC windows along with oil fired central heating.

Externally the property is approached via a shingle driveway providing off road parking leading to the detached single garage which has light and power. Immediately to the rear of the property is a paved courtyard area with steps leading to the rear garden. The rear garden which is of an impressive size and well maintained is fully enclosed by hedgerow or fencing and split into two separate areas. The first area which has a range of flower beds and shrubs is predominately laid to lawn and benefits from a summerhouse with light, power and associated seating area. The further part of the garden is laid to lawn.

We strongly advise a viewing of the property to not only appreciate the standard of finish within the property but the plot that is on offer.

location

Drinkstone is a small and lively village, it has two windmills with a wonderful modern village hall, which is 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.



ground floor

Entrance Porch	
Sitting Room	3.48m (11'4) x 4.03m (13'2)
Living Room	2.36m (7'8) x 6.00m (19'8)
Dining Room	4.81m (15'9) x 4.05m (13'3)
Kitchen/Breakfast Room	4.41m (14'5) x 3.91m (12'9)
Utility Room	1.99m (6'6) x 2.49m (8'2)
Shower Room	1.25m (4'1) x 2.47m (8'1)

first floor

Landing	
Bedroom	4.41m (14'5) x 3.76m (12'3) - vaulted ceiling
Bedroom	3.50m (11'5) x 3.05m (10'0)
Bedroom	4.09m (13'4) x 2.31m (7'6)
Bedroom	2.80m (9'2) x 2.82m (9'3)
Bathroom	2.36m (7'8) x 3.09 (10'1)

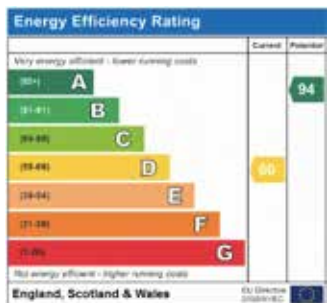
services

Mains water, drainage and electricity. Heating is provided by Oil fired central heating serving radiators throughout.

Local Authority Mid Suffolk District Council
Council Tax Band D.







The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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