



**Broadmead**  
**Drinkstone, Suffolk**

**DAVID  
BURR**



# Broadmead, Beyton Road, Drinkstone, Suffolk, IP30 9SR

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.

Introducing this newly built single-storey dwelling, located in a popular edge-of-village setting. This well-designed property offers modern, high-quality finishes throughout, with spacious, open-plan living areas perfect for contemporary lifestyles. The edge-of-village location combines the appeal of rural surroundings with convenient access to nearby towns, providing essential amenities and transport links. With its thoughtful layout and attention to detail, this new build offers an excellent opportunity for those looking for a stylish, low-maintenance home in a desirable village setting.

## **An impressive newly constructed four-bedroom single storey detached dwelling with generous living accommodation at the edge of this very popular Suffolk village.**

**ENTRANCE HALL:** The entrance hall is welcoming area and provides access to all main rooms of the property.

**KITCHEN/DINING ROOM:** The dual-aspect kitchen/dining room features modern cabinetry, a one and half bowl sink unit with mix tap, eye-level double oven, and integrated dishwasher. It offers ample workspace for meal preparation, and the dining area is perfect for family meals or entertaining. The room includes bifold doors that open directly onto the rear garden, enhancing the connection between indoor and outdoor living.

**SITTING ROOM:** Located at the rear of the property, the triple aspect sitting room is a comfortable space for relaxation. It features bifold doors that lead to the rear garden, allowing for plenty of natural light and easy access to outdoor areas.

**MAIN BEDROOM with EN-SUITE:** The main bedroom offers triple aspect and is complete with a luxurious en-suite bathroom. This beautifully designed en-suite features modern fixtures, a built-in shower with part tiling, WC, and wash hand basin.

**BEDROOM 2 with EN-SUITE:** Another generous double room, also benefiting from its own en-suite facilities. This well-appointed en-suite features modern fixtures, a built in shower with part tiling, WC, and wash hand basin, making it perfect for guests or family members seeking their own space. The room itself is bright and airy, providing a comfortable atmosphere for rest.

**ADDITIONAL BEDROOMS:** The remaining two bedrooms are versatile in use, ideal for children, guests or a home office. Each room is well-sized, with ample natural light and potential for personalisation to suit individual needs.

**BATHROOM:** The family bathroom is conveniently located and features modern design elements, including a bath with shower attachment over, a stylish vanity unit with wash hand basin and mixer tap, and contemporary part tiling.

**UTILITY ROOM:** The utility room provides practicality and convenience, featuring dedicated space for a washing machine, an integrated fridge freezer, and a sink unit with single drainer and mixer tap

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set into a work surface. This functional area ensures chores can be handled efficiently, keeping the main living spaces clutter-free.

## Outside

**FRONT AND REAR GARDENS:** The property is complemented by beautifully maintained front and rear gardens. The front garden enhances curb appeal, while the rear garden provides a peaceful outdoor retreat, ideal for relaxing or hosting summer gatherings. Both gardens are thoughtfully landscaped with pathways, flower beds, and expansive lawns. A well-positioned terrace sits at the rear of the property, perfect for outdoor enjoyment.

**DOUBLE GARAGE AND OFF-STREET PARKING:** Completing this exceptional property is a double garage providing secure parking and additional storage. The off-street parking accommodates multiple vehicles adding to the convenience and practicality of the home.

**SERVICES:** Main water and electricity are connected. Private drainage. Electric air source heat pump serving underfloor heating. Solar panels.  
**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band TBC

**EPC RATING:** TBC

**BROADBAND AND 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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Total Floor Area  
1755 sq.ft. (163.0 sq.m.) approx.



