



**4 Rising Sun Hill  
Rattlesden, Suffolk**

**DAVID  
BURR**



# 4 Rising Sun Hill, Rattlesden, Suffolk, IP30 0RY

Rattlesden is a popular village with the delightful St Nicholas church, primary and pre-school, two public houses, a sports pavilion, post office/village store and a variety of clubs. The Cathedral town of Bury St Edmunds is approximately 8 miles and Stowmarket approximately 4.5 miles both having an excellent range of schooling, shopping, recreational and cultural facilities and the latter having a mainline rail link to London Liverpool Street. Cambridge is approximately 33 miles and Ipswich approximately 19 miles.

This charming four-bedroom semi-detached home offers generous living accommodation across both floors, complemented by a useful outbuilding, bringing the total floor area to approximately 1,640 sq ft. The property blends practicality with style, featuring a spacious sitting room and an open-plan kitchen/dining area that is ideal for modern family living and entertaining. A versatile ground-floor bedroom or study adds flexibility, while the first floor boasts three well-proportioned bedrooms, including a master with en-suite, as well as a family bathroom. Additional benefits include a utility room, a detached garage and a workshop, providing plenty of storage or workspace. Outside, the large garden offers ample space for families and keen gardeners, while the property enjoys wonderful open countryside views to the front. Offered with the added benefit of no onward chain.

## **A splendid four-bedroom semi-detached home in the picturesque village of Rattlesden that boast wonderful countryside views to the front and is being offered with no onward chain.**

**ENTRANCE HALL:** A welcoming entrance with tiled flooring and a staircase leading to the first floor.

**SITTING ROOM:** A bright and inviting room filled with natural light, centred around a wood-burning stove set upon a tiled hearth. Sliding doors open to the rear garden, providing a seamless connection with the outdoors.

**KITCHEN/DINING ROOM:** A spacious and contemporary open-plan area, featuring a fitted kitchen with wooden worktops, wall and base units, a one-and-a-half bowl sink unit with mixer tap, an integrated dishwasher, a four-ring electric hob with oven beneath and an integrated fridge and freezer. The room also offers a generous dining space, with a countryside view to the front and an under-stairs cupboard for added storage.

**STUDY/BEDROOM:** A versatile room that can be used as a guest bedroom or home office, with double doors opening to the front garden. This room also benefits from an en-suite with a large walk-in shower

cubicle, featuring a rain head-style shower, heated towel rail, WC, and a pedestal wash hand basin with a mixer tap.

**UTILITY ROOM:** Providing convenient access to laundry facilities, the utility room includes wall and base units with a wooden worktop and an integrated sink unit with a mixer tap. There is space for a washing machine, and the room is finished with tiled flooring and a rear door for easy access to the garden.

### **First Floor**

**BEDROOM 1:** A generously proportioned double bedroom with a built-in cupboard and pleasant countryside views to the front. The room is finished with wood flooring, adding a touch of warmth and charm.

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**BEDROOM 2:** Another well-sized double bedroom, also with a built-in cupboard and countryside views to the front. Wood flooring continues throughout, enhancing the room's appeal.

**BEDROOM 3:** A cosy bedroom with wood flooring, benefiting from a rear-facing aspect that adds to the sense of peace and privacy.

**FAMILY BATHROOM:** A modern suite comprising a panelled bath with a rain head-style shower over, a wash hand basin with a mixer tap and vanity cupboard beneath, a WC and a heated towel rail, all finished to a high standard.

## Outside

Occupying a spacious corner plot, the property features a **DETACHED DOUBLE GARAGE** and a **WORKSHOP** offering substantial storage and workspace. The expansive driveway provides ample parking, while the garden is predominantly laid to lawn, offering ample potential for further landscaping or outdoor entertaining.

**SERVICES:** Main water, drainage, 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 B

**EPC RATING: D**

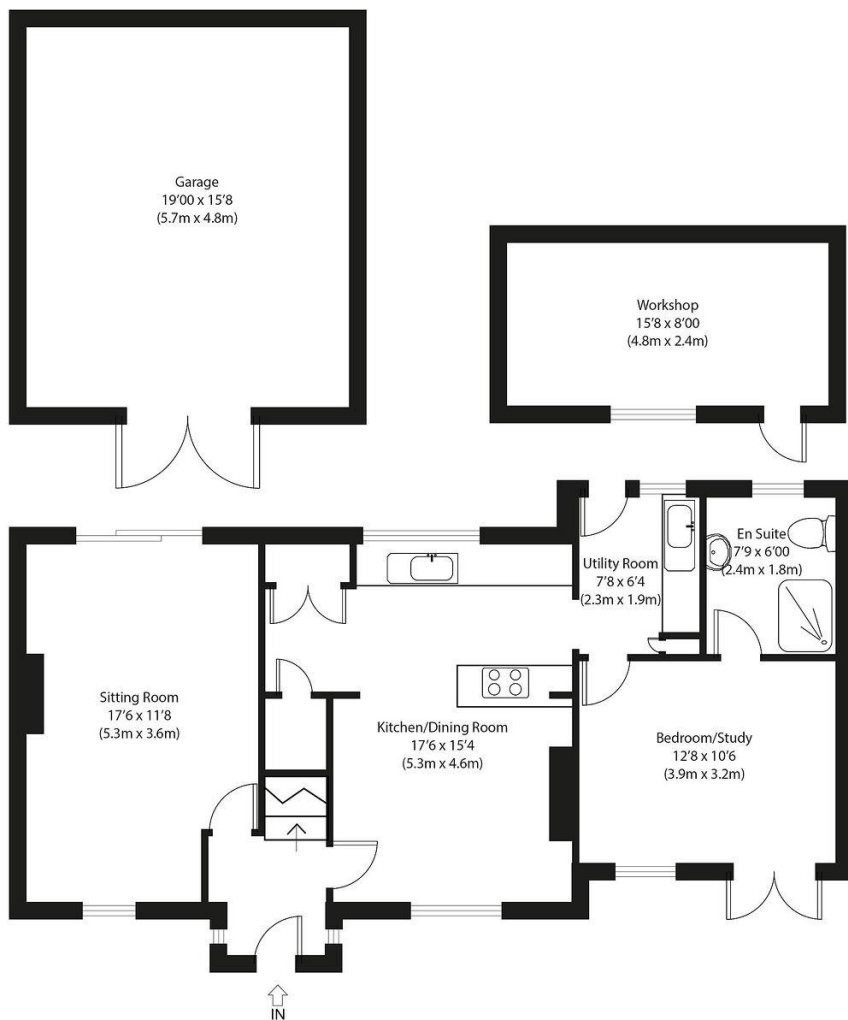
**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

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

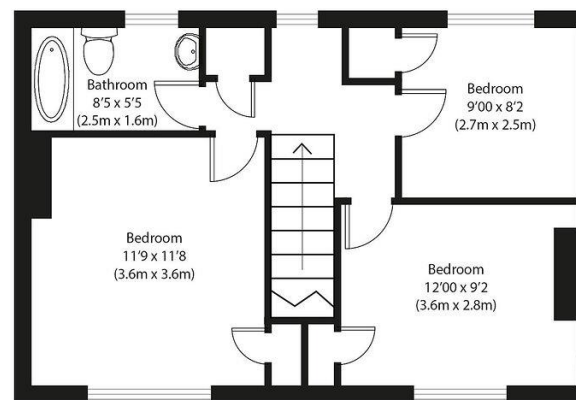
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Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 1215 sq ft (113 sq m)  
Outbuildings 425 sq ft (39 sq m)  
Total 1640 sq ft (152 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.photoshausgroup.co.uk



