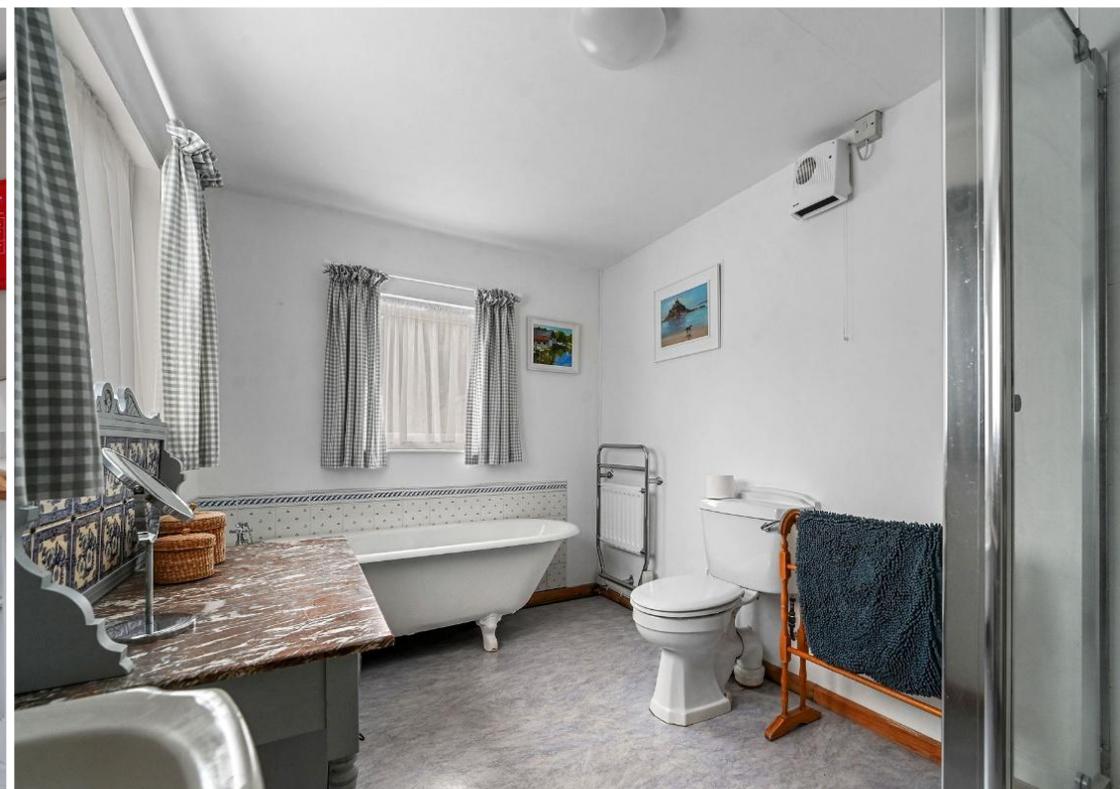




The Nest
Rattlesden, Suffolk

**DAVID
BURR**



The Nest, Birds Green, Rattlesden, Suffolk, IP30 0RT

Rattlesden is a popular village providing a good range for everyday amenities including village stores/post office, primary school, two historic village inns and the magnificent parish Church. The village is approximately 2 miles south of the A14 which in turn gives access to the Cathedral town of Bury St Edmunds approximately 10 miles. Cambridge is approximately 33 miles and Ipswich approximately 19 miles. A mainline rail service to London Liverpool Street is available at Stowmarket approximately 5 miles with a branch line at Elmswell 4 miles away.

A splendid Grade II Listed end terraced thatched cottage enjoying an enviable position in this highly regarded Suffolk village within a short distance to all of its amenities. The property has undergone significant improvements over the years and is now presented to a delightful standard throughout whilst retaining many notable period features such as exposed timbers and an inglenook fireplace. The property offers versatile rooms including two reception rooms, three bedrooms (or additional reception room if so required), kitchen/breakfast room, bathroom and enclosed rear garden. NO ONWARD CHAIN.

A charming Grade II Listed end of terrace cottage located in a highly regarded Suffolk village and with no onward chain.

Entrance door opening to:

RECEPTION HALL: With sunken matting. Tiled flooring. Staircase rising to first floor with cupboard underneath. Exposed timbers and studwork. Door to;

SITTING ROOM: An attractive room having an inglenook fireplace under oak bressummer and brick hearth creating the main focal point of the room. Many exposed timbers and studwork. Door to front. Wood flooring. Opening to;

DINING ROOM: A generous room with part exposed redbrick feature wall and exposed timbers. Velux window. Wood flooring. Suffolk latch door to;

BEDROOM 3/STUDY: This versatile room could lend itself to a variety of uses but is currently occupied as a third bedroom by the present owners. Exposed timbers.

KITCHEN/BREAKFAST ROOM: Divided into two distinctive areas – the kitchen area fitted with a range of matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer

and mixer tap, four ring electric hob under extractor hood and electric oven beneath. Space for fridge. Velux window creating natural light. Attractive brick flooring leading through to the breakfast area with exposed timbers and French style doors opening to the rear terrace. Door to;

REAR LOBBY: With sunken matting and attractive brick flooring. External door leading to the garden. Built-in cupboards currently housing the hot water cylinder and void for washing machine. Door to;

BATHROOM: A spacious room fitted with bath, W.C., pedestal wash hand basin and corner shower cubicle with tiled surround.

First floor

LANDING: Staircase rising to landing. Doors to;

BEDROOM 1: Double aspect room overlooking the front and rear having exposed timbers and studwork. Door to;

TOILET: With WC and wash hand basin.

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BEDROOM 2: Double aspect room overlooking the side and rear. Exposed timbers.

Outside

The property is approached by a private path that provides access to the house and continues to the side of the property allowing access to rear garden. The rear garden has a terrace area immediately abutting the rear of the property and is conveniently placed for al fresco dining and the remainder has well stocked flower and shrub beds flanking a lawn area. A variety of established trees.

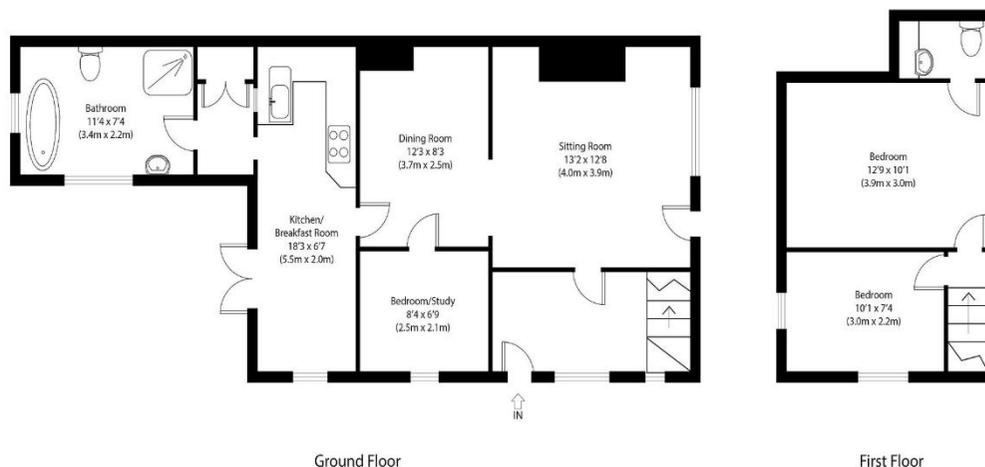
SERVICES: Main water, drainage and electricity are connected. Electric heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C.

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

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Approximate Gross Internal Area
925 sq ft (86 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.photobasegroup.co.uk



