



DAVID  
BURR  
FOR SALE  
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DAVID  
BURR

Daffodils  
Rattlesden, Suffolk

# Daffodils, Lower Road, Rattlesden, Suffolk, IP30 0RJ

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.

A splendid three-bedroom semi-detached house that occupies an elevated position towards the centre of this highly sought after Suffolk village and located only a short distance from all amenities on offer. Daffodils has been maintained and is presented to an excellent order throughout whilst affording generous accommodation to both floors that include a delightful open plan kitchen/dining room, sitting room, cloakroom, three bedrooms and a bathroom. The property is further enhanced by its charming garden that in turn incorporates off street parking and a garage.

## A delightful three-bedroom semi-detached house presented to an excellent standard throughout that enjoys an enviable village location.

Entrance door opening through to:

**SITTING ROOM:** A charming room having front aspect with a brick fireplace having inset wood burning stove under a bressummer beam creating the main focal point of the room. Staircase rising to first floor with cupboard beneath. Door through to;

**KITCHEN/DINING ROOM:** Designed into two distinctive areas with the *kitchen area* being fitted with an extensive range of matching wall and base units that incorporate a 1½ bowl sink unit with single drainer and mixer tap. Further integrated appliances include oven, electric hob under extractor hood, fridge freezer and washing machine. The kitchen then opens up into the *dining area* which has double doors opening to the rear grounds that are well placed to offer one potential for al fresco dining.

**CLOAKROOM:** Having W.C. and wash hand basin with mixer tap.

### First floor

**LANDING:** An inviting area with spotlights. Opening to;

**BEDROOM 1:** A delightful double aspect room overlooking the garden.

**BEDROOM 2:** Offering front aspect.

**BEDROOM 3:** Having rear aspect.

**SHOWER ROOM:** Fitted with a large walk-in rain head style shower with part tiled surround, W.C. with encased cistern and wash hand basin with mixer tap, vanity surround and cupboard beneath. Heated towel rail. Spotlights.

### Outside

The property is approached via a footpath that leads up to the gardens and house with the remainder being predominantly lawn interspersed with flower and shrub beds.

At the rear of the property there is a terrace that abuts the property ideally placed for entertaining and to enjoy warm summer afternoons. The remainder of the rear garden is predominantly lawn with established shrubs, trees and flowering beds. Half height gate opens to the rear parking area and **GARAGE** with up and over door, power and light connected.

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**AGENTS NOTES:** There is approximately 7 years remaining on the building warranty.

**SERVICES:** Mains water, drainage and electricity are connected. Air source heat pump, part underfloor heating and part radiators. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band C

**EPC RATING: B**

**BROADBAND & MOBILE COVERAGE:** Please see our website and refer to Ofcom for further details)

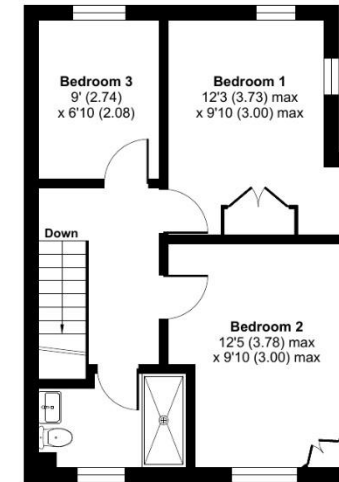
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**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.



## Lower Road, Rattlesden, Bury St. Edmunds, IP30

Approximate Area = 861 sq ft / 79.9 sq m  
Garage = 147 sq ft / 13.6 sq m  
Total = 1008 sq ft / 93.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for David Burr Long Melford Ltd. REF: 1119449

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