



Sparrows Nest,
Rattlesden, Suffolk

DAVID
BURR



Sparrows Nest, 10 Birds Green, Rattlesden, IP30 0RT

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 end-of-terrace Grade II Listed thatched cottage has been meticulously cared for by the current owners and is presented to an exceptionally high standard throughout, whilst retaining many notable period features. Of particular note is the inglenook fireplace with remanence of the former bread oven. Sparrows Nest is conveniently located within this highly regarded Suffolk village, within close proximity of all its amenities and benefits from a substantial rear extension that incorporates a pleasant kitchen/dining area and a versatile snug/second sitting room. The property is further enhanced by a low maintenance rear garden and off-street parking for one vehicle.

A splendid end-of-terrace Grade II Listed thatched cottage with impressive rear extension, situated in a desirable Suffolk village.

SITTING ROOM: (4.29m x 3.80m) 14'0" x 12'6") An exquisite room with many notable period features including an inglenook fireplace with former bread oven and inset wood burning stove, brick flooring, exposed timbers and studwork.

KITCHEN/DINING ROOM: (5.73m x 3.38m) 18'9" x 11'1" A wonderful addition with designated utility and kitchen/dining areas, fitted with a range of matching base units beneath wooden work preparation surfaces, incorporating a butler style sink with mixer tap. Integrated Neff double oven and grill, four-ring induction hob, extractor hood and dishwasher. Attractive slate flooring.

SNUG/SECOND SITTING ROOM: (3.56m x 3.15m) 11'8" x 10'4"
A versatile space currently utilised as a snug, which could also serve as a third bedroom if required. French-style doors open to the rear terrace. Engineered oak flooring.

INNER HALL: With an array of exposed timbers and studwork, staircase rising to the first floor and useful storage cupboard beneath.

BATHROOM: A modern suite comprising enclosed panelled bath with rain head shower over, WC and wash hand basin. Part tiled surrounds.

First Floor

BEDROOM ONE: (3.76m x 2.99m) 12'4" x 9'9" With exposed timbers and studwork, brick chimney stack with built-in storage cupboard.

BEDROOM TWO: (3.81m x 2.28m) 12'6" x 7'5" With fitted wardrobe and views overlooking the rear terrace.

Outside

The front of the property is bordered with a variety of well-stocked flowering beds, a driveway providing off street parking and a personal side gate giving access to the rear. The delightful rear terrace has been designed with low maintenance in mind, featuring a sandstone terrace ideal for alfresco dining. There is also a generous, fully insulated store room and wood store.

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SERVICES: Mains water and drainage are connected. Electric infrared panelled heating.

NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council, 131 High Street, Needham Market, Suffolk, IP6 8DL. Tel: (01449) 724500.

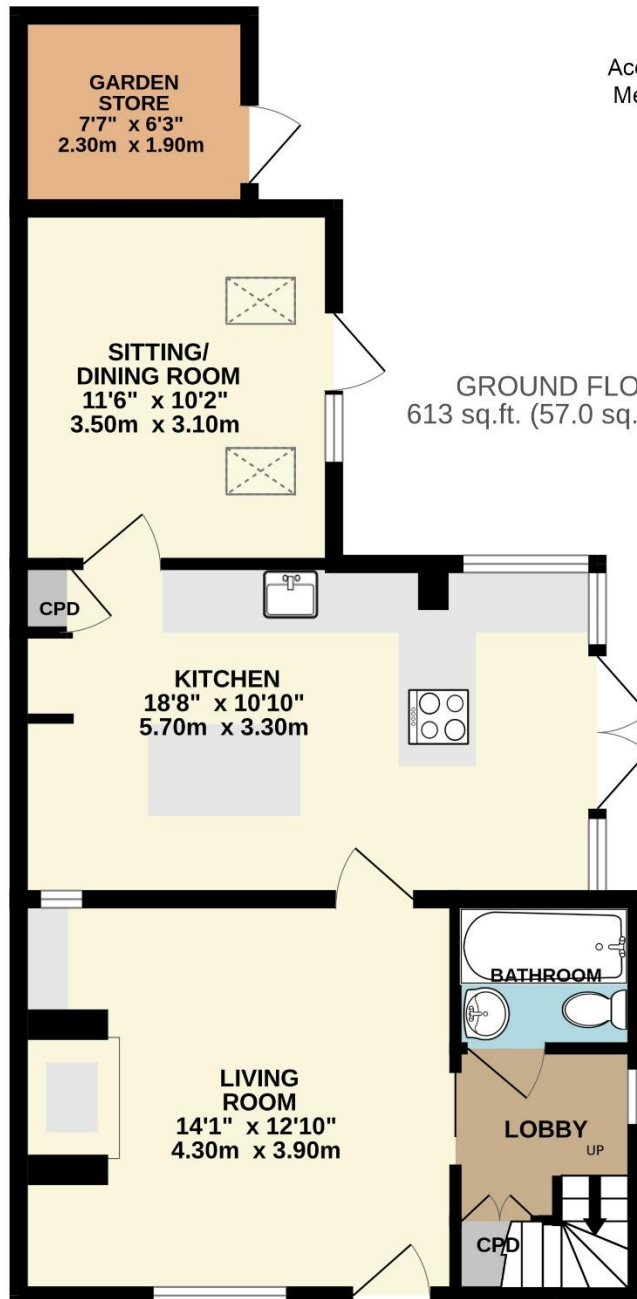
EPC RATING: N/A.

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

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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.

TOTAL FLOOR AREA (approx.)

Accommodation: 813 sq.ft (75.5 sq.m) - Outbuildings: 46 sq.ft (4.3 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

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1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.

