



**A superb extended village house with landscaped 'dry' garden and double garage**

Ruisenor, Poy Street Green, Rattlesden, Suffolk, IP30 0RX

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ESTABLISHED 1966

# Ruisenor Poy Street Green Rattlesden IP30 0RX

- Bury St Edmunds 10 miles
- A14 3.8 miles
- Stowmarket Station 5.2 miles

PORCH | RECEPTION HALL | SITTING ROOM | DINING ROOM | GARDEN ROOM | CLOAKROOM | STUDY | KITCHEN | UTILITY | PRINCIPAL BEDROOM WITH DRESSING ROOM | JACK-AND-JILL BATHROOM | TWO FURTHER BEDROOMS ONE WITH EN SUITE | DOUBLE GARAGE | GARDEN

RECEPTION HALL with staircase to first-floor.

CLOAKROOM with wash hand basin.

SITTING ROOM – 24'6" x 12'4" – double-aspect room with a large inglenook-style fireplace with exposed red brick, wooden overmantel and raised hearth, sliding patio doors through to

GARDEN ROOM 31'6" x 17'7" narrowing to 12'10" a superb entertaining space with a triple-aspect and vaulted room tongue-and-groove panelled ceiling, a feature stone wall with fireplace and wood burning stove adjacent to a fabulous built-in bar.

WC with tongue-and-groove dado-height panelling, with low-level WC and corner wash hand basin.

DINING ROOM – 10'4" x 13'7" maximum, narrowing to 9'9" French doors to sitting room and garden room.

STUDY – 11' x 10'5"

KITCHEN 15'5" x 13 narrowing to 12'3" – double-aspect room with an extensive range of built-in wooden fronted wall and base kitchen units with matching island, tiled work surfaces, inset one-and-a-half bowl sink and drainer unit, Calor gas hob with extractor over, built-in dishwasher, microwave, oven, grill and concealed fridge, and freezers.

Extensive living and entertaining space in a rural village setting, with an easily maintained dry garden

Guide: £550,000 FREEHOLD



**UTILITY** – with fitted wall and base storage units, boiler, washing machine and dryer, worksurface with inset sink and drainer unit, door to outside.

### FIRST-FLOOR

**LANDING** – with shelved airing cupboard. and access to the boarded loft with extensive storage.

**PRINCIPAL BEDROOM** – 12'5" x 11'9" with archway through to

**DRESSING ROOM** 12'5 x 9'1" including fitted wardrobe cupboards,

**BATHROOM** 9' x 7' extensively tiled with panelled bath with mixer and separate shower unit and shower screen over, heated towel rail, built-in vanity unit with storage below and inset wash hand basin with mirror and lights over, low-level WC.

**BEDROOM TWO** – 12'5" x 9' minimum excluding a range of fitted wardrobes.

**EN SUITE SHOWER ROOM** extensively tiled, with built-in vanity unit with mirror and lights over, storage below and inset wash hand basin, low-level WC, shelving, heated towel rail, and tiled shower cubicle.

**BEDROOM THREE** – 10'6" x 7' minimum, excluding a range of built-in wardrobe cupboards.

### OUTSIDE

The gardens have been landscaped for ease of maintenance, providing a lovely south-facing-aspect with a sun terrace within evergreen and deciduous shrubs, a wealth of spring bulbs and primroses. In around 0.25 acres.

**DOUBLE GARAGE** – 19'8" x 17'8" with side access and a double up-and-over door.

### Services

Mains water, Klargester sewage treatment system and electricity.

Freehold

Council Tax Band E - Mid Suffolk DC

EPC rating D



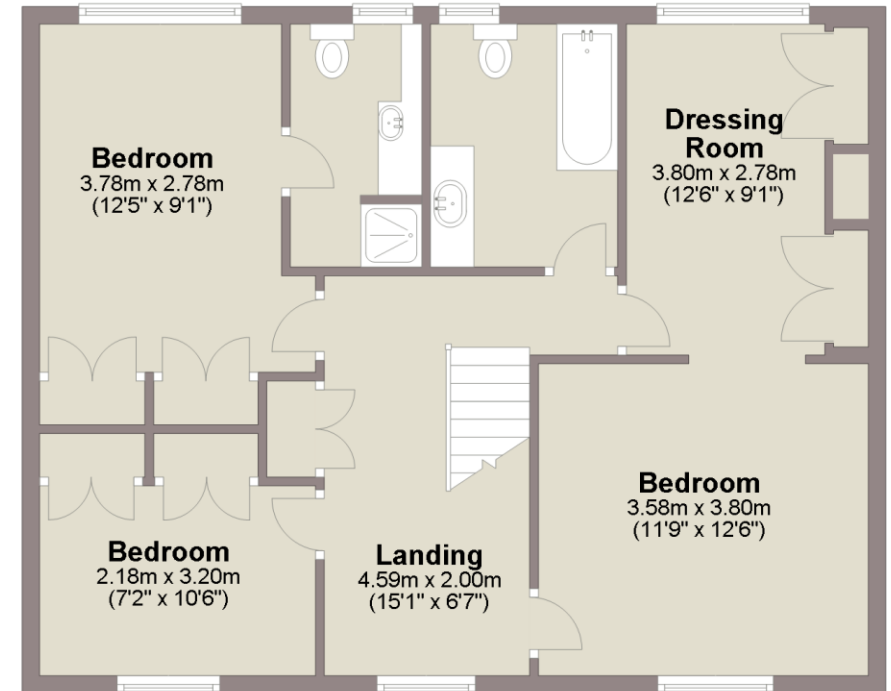
## Ground Floor

Approx. 146.1 sq. metres (1572.9 sq. feet)



## First Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



Total area: approx. 216.7 sq. metres (2332.6 sq. feet)

This Plan Is for layout Guidance Only. Not drawn to scale unless stated. Windows, doors openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, Shapes & compass bearings before making any decisions reliant upon them. Produced on behalf of Bedfords Estate Agents 2024  
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