



EDGARS VIEW
RATTLEDEN, SUFFOLK

JACKSON-STOPS 

**EDGARS VIEW, 14 RISING SUN HILL, RATTLESDEN
BURY ST EDMUNDS, SUFFOLK, IP30 0SP
GUIDE PRICE £399,950**

A SUPERBLY PRESENTED, EXTENDED AND MUCH IMPROVED DETACHED HOUSE STANDING IN A PLEASANT ELEVATED HAMLET JUST OUTSIDE THE VILLAGE.



DISTANCE

BURY ST EDMUNDS 10 MILES
STOWMARKET 5 MILES
CAMBRIDGE 39 MILES

GROUND FLOOR

- Entrance Hall
 - Kitchen/Dining Room
 - Sitting Room
 - Study
 - Utility Room
 - Cloakroom
-

FIRST FLOOR

- Master Bedroom with En-Suite Shower Room
 - Two Further Bedrooms
 - Family Bathroom
-

OUTSIDE

- Driveway and Parking
- Gardens

THE PROPERTY

A superbly presented and much improved modern detached house built around 19 years ago and over recent years has been subject to a programme of extending and improvement including a garage conversion and now affords an impressive kitchen/breakfast/family room, utility room and a study. In addition, the bathroom and en-suite have been recently replaced. Presenting attractive mellow red brick elevations under pantile roofs, Edgars View was constructed to a high standard and specification by G Taylor Construction and together with the recent improvements including solar voltaic panels with battery storage and cables installed for an electric car charger, provides a most attractive and well-appointed family house. The entrance hall features stairs leading to the first floor with cupboard under, a cloakroom, a door to the sitting room and a door leading into the kitchen/dining room, which has been fitted with a comprehensive range of base and eye level units, worksurfaces with butler sink, integrated Neff appliances, such as twin ovens, four ring induction hob with extractor over and an integrated dishwasher, larder fridge and freezer. There is a matching breakfast bar and leads through into a dining area, which has a large front window with twin height louvre shutters and two ceiling Velux windows providing plenty of light. The utility room features a double stainless-steel sink with cupboards under, worksurface with space for an appliance, door to the garden and door leading into the study, which has a window to the rear aspect overlooking the garden. The sitting room has a door to the hall and double doors leading to the garden. On the first floor, the landing, which has an airing cupboard leads to three bedrooms with the master having twin built-in wardrobes and a window to the rear and an en-suite shower room with sensor lighting. Bedroom two has a window to the front aspect and bedroom three is fitted with a matching range of wardrobes, cupboards, chest of drawers and dressing table and has a window to the rear. There is also a family shower room with sensor lighting and a window to the front.

OUTSIDE

The front of the property is approached over a tarmacadam driveway capable of standing several vehicles and has a side gate leading to the enclosed rear garden, which is predominantly laid to lawn and is well stocked with many shrubs and flowering borders, young fruit trees and a good-sized terrace area, ideal for alfresco dining. There is storage to both sides of the property and the air source heat pump stands to one side.

LOCATION

The property stands in an elevated hamlet just ½ a mile from the village of Rattlesden, which itself lies about 9 miles southeast of Bury St Edmunds and is well-appointed with a village shop/post office, primary school, two public houses, village hall, recreation area and a fine parish church. Rattlesden is situated in a picturesque valley 4 miles from the A14, giving access to the east coast ports of Ipswich and Harwich and west to Newmarket, Cambridge and the A11(M11). The historic cathedral town of Bury St Edmunds offers an excellent range of amenities with schooling in the public and private sectors, extensive shopping facilities and a good range of leisure facilities including health clubs, swimming pools and golf clubs. Stowmarket Golf Club lies just 2 miles away. For the rail commuter there is a mainline station at Stowmarket (5 miles) with a direct line to London's Liverpool Street taking approximately 80 minutes.



DIRECTIONS

From Bury St Edmunds proceed east along the A14. Take the exit signed A1088/ Ixworth and proceed into Woolpit, following the signs for Rattlesden. Continue for about 2 miles into Rattlesden outskirts, keeping left at the village sign and into the village. Continue past The Brewers Arms and the stores/post office. Take the next left turn into Rising Sun Hill. Proceed for about ½ a mile further and at the top of the hill Edgars View, 14 Rising Sun Hill, will be found on the left.

PROPERTY INFORMATION

Services Mains water and electricity. Private drainage. Air Source heating.

Local Authority Mid Suffolk District Council

Council Tax Band D

Tenure Freehold

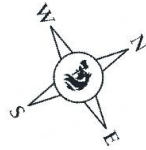
Broadband Ofcom states speeds available of up to 1800Mbps

Mobile Signal/Coverage Yes - varies depending on network provider.

Please visit www.ofcom.org.uk to check availability

Viewing Only by appointment with the joint-sole agents Jackson-Stops 01284 700535 and ML Property Consultants 01449 766120.

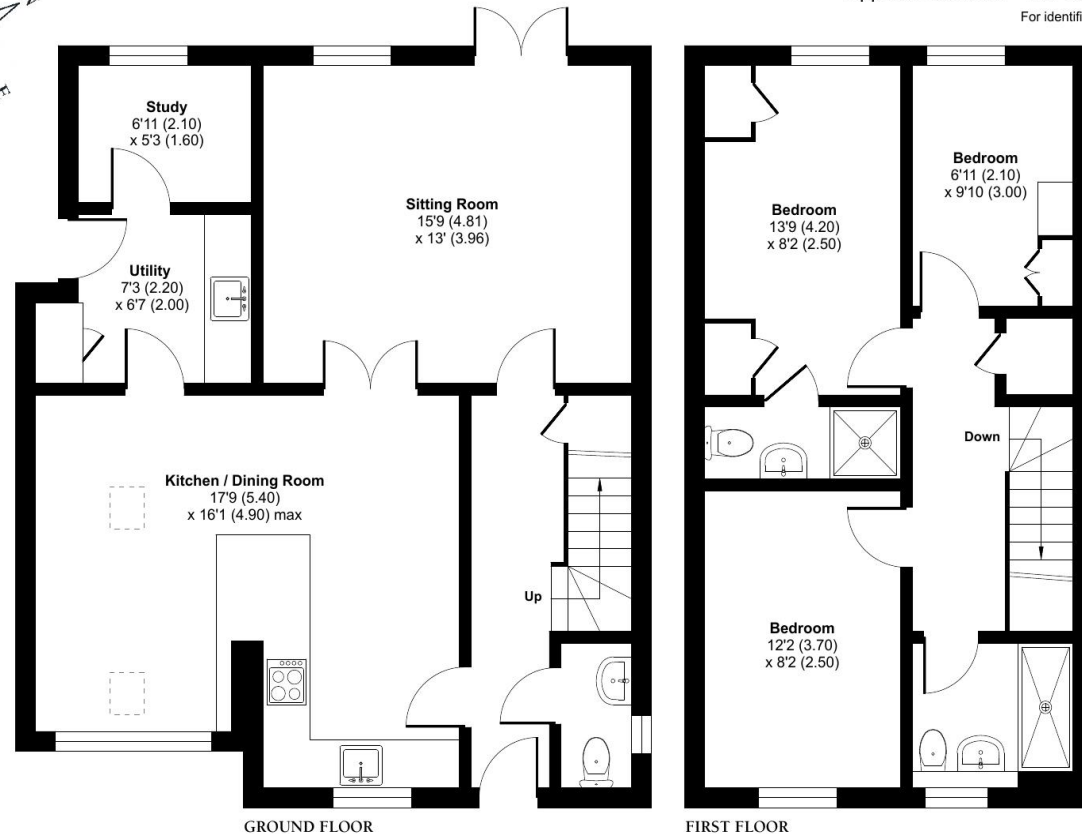
Agents Note: Solar voltaic panels provide a useful feed in tariff and there is electric car charger capability.



Rising Sun Hill, Rattlesden, Bury St. Edmunds

Approximate Area = 1154 sq ft / 107.2 sq m

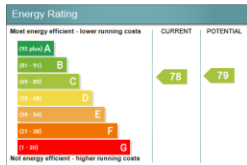
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Jackson-Stops. REF: 1306156



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BURY ST EDMUNDS

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