



Rowan, Beales Drive, Brettenham, IP7 7QL

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**Rowan
Beales Drive
Brettenham
IP7 7QL**

A superbly situated semi-detached cottage overlooking the historic parkland of old Buckenham Hall School

GUIDE: £485,000 *freehold*

SEMI-DETACHED COTTAGE • RECEPTION HALL • CLOAKROOM • SITTING ROOM • STUDY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • 3 BEDROOMS • EN SUITE SHOWER • BATHROOM • CARTLODGE • GARDEN

This superb semi-detached modern cottage was built around 2020 to a high specification within a small, yet spacious site, on the edge of Old Buckenham Hall School's historic parkland. This classically designed red brick property, one of only 5, offers a rare opportunity in this well-regarded and much sought-after location. Rowan provides two-storey living with underfloor heating on the ground-floor. Photovoltaic solar panels, private off-street parking and a single cart lodge, plus communal space for visitors parking, briefly it comprises

Reception Hall - with coat cupboard and **Cloakroom** with low-level WC, wash hand basin.

Sitting Room - A double-aspect room, an open fireplace with fitted woodburning stove and timber mantel over.

Study - overlooking 'the green' at the front.

Kitchen/breakfast Room - a generous open-plan living space with a large dining area and bi-fold doors to terrace and garden with a great outlook over the adjoining parkland. The kitchen area has a range of wall and base storage units with ample worksurface inset sink and drainer, double built-in ovens, induction hob, stainless-steel extractor over, built-in fridge freezer and integrated dishwasher.

Utility - with built-in worksurface and storage with space and plumbing for washing machine and dryer.

First-floor

Landing - from easy-rise staircase, loft access, and views over the parkland.





Bedroom 1 - with views over the garden and parkland, **en suite** extensively tiled with large walk-in shower with handheld and overhead rain shower, low-level WC, heated towel rail, and vanity unit with inset wash hand basin.

Bedroom 2 - airing cupboard, and view to the front.

Bedroom 3 - views over the garden and parkland.

Family Bathroom - extensively tiled, panelled bath with mixer taps, shower screen and shower attachment over, low-level WC, heated towel rail, and vanity unit with wash basin storage below.

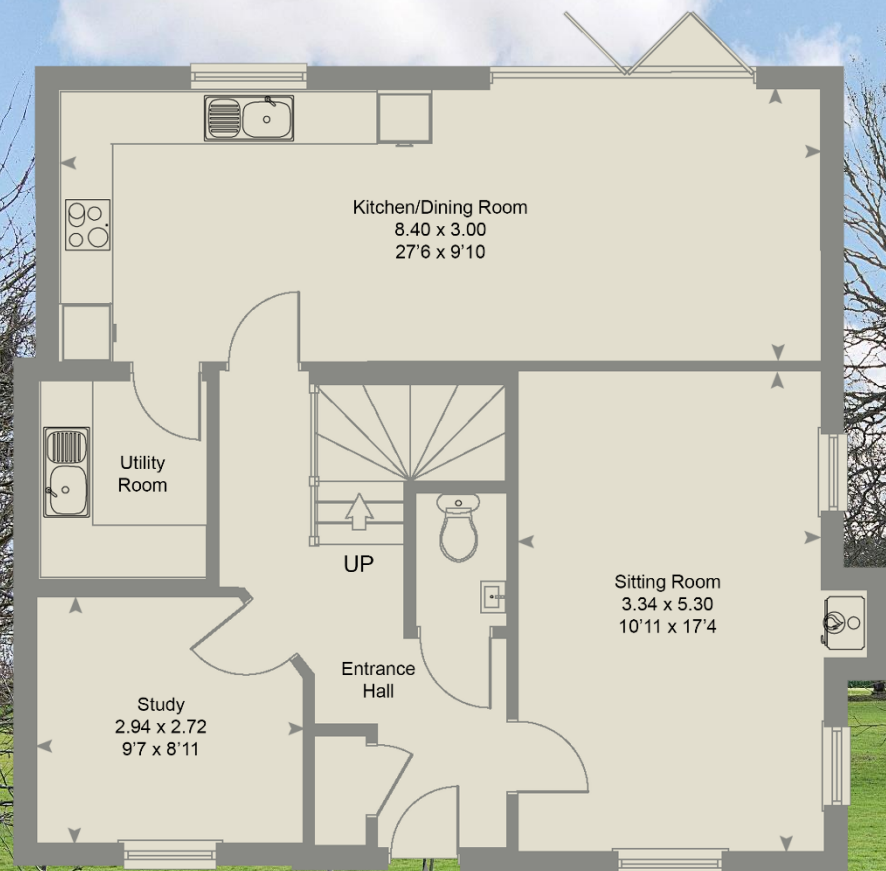
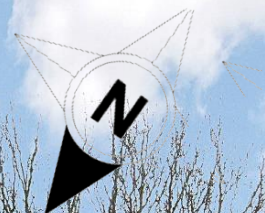
Outside

To the front is a small area of grass and driveway to a single cart lodge with parking, and further unofficial visitors parking around the central green. To the rear is an enclosed garden with lawn and terrace, ideal for entertaining and summer barbeques.

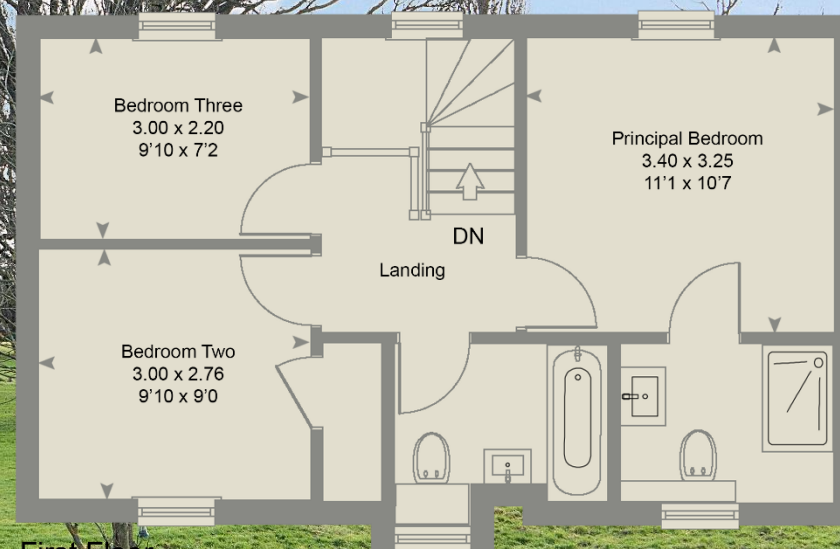
GENERAL INFORMATION

- Mains water and electricity plus solar panels
- Oil central heating (Ground Underfloor heating)
- Shared septic tank - £25 per month service charge
- EPC rating B
- Council tax band D – Babergh DC
- Ofcom states ultrafast broad band available
- Ofcom states Mobile internal signal unlikely -external likely





Ground Floor



First Floor

Approximate Gross Internal Area = 117 m² / 1259 ft²

For identification purposes only - Not to scale

This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door 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.
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Bedfords | 01283 769 999
bse@bedfords.co.uk
15 Guildhall Street, Bury St. Edmunds
Suffolk IP8 1QD