



**A VERSATILE EXTENDED FAMILY HOUSE IN THE HEART OF THIS POPULAR VILLAGE**

2 Green Close, Drinkstone, Bury St Edmunds, IP30 9TE

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## 2 Green Close Drinkstone Bury St Edmunds IP30 9TE

### A VERSATILE EXTENDED FAMILY HOUSE IN THE HEART OF THIS POPULAR VILLAGE

**GUIDE: £545,000** *freehold*

HALL • RECEPTION HALL • FAMILY ROOM • GARDEN ROOM •  
KITCHEN • CONSERVATORY DINING ROOM • UTILITY •  
3 DOWNSTAIRS BEDROOMS • EN SUITE • FAMILY BATHROOM •  
PRINCIPAL BEDROOM SUITE WITH SITTING AREA, EN SUITE  
BATHROOM AND WALK-IN WARDROBE • BEDROOM 5 •

**Reception hall** with understairs storage cupboard and fitted woodburning stove.

**Family room** with open fireplace with stone surround and hearth, fitted woodburning stove, shelves alcove, bow window and folding doors through to conservatory

**Garden room** with bi-fold doors to garden.

**Kitchen** extensively fitted with a range of wall and base units with peninsula with wooden worksurface inset with ceramic sink and drainer unit, space for range cooker, space and plumbing for a dishwasher, open through to

**Conservatory/Dining room** a superb living space with French doors to garden

**Utility** with fitted storage units, worksurface with inset stainless-steel sink with mixer tap over, space and plumbing for washing machine and dryer.

**Bedroom 2**





**Bathroom** with a fitted white suite with 'P' shaped bath, combination shower cubicle with mixer tap and separate overhead rain shower head over, vanity unit with inset wash hand basin, low-level WC

**Bedroom 3**

**Bedroom 4**

**En suite shower room** extensively tiled with shower cubicle, vanity unit with inset wash hand basin, low-level WC,

**First-floor**

**Principal bedroom 1 suite** with sitting area, open through to **bedroom** within the eaves, a double-aspect room with Velux roof lights, walk-in wardrobe cupboard, and **en suite bathroom** with 'P' shaped bath incorporating shower cubicle, with mixer and separate shower unit with overhead rain shower, built-in storage and vanity unit with inset wash hand basin, heated towel rail, low-level WC.

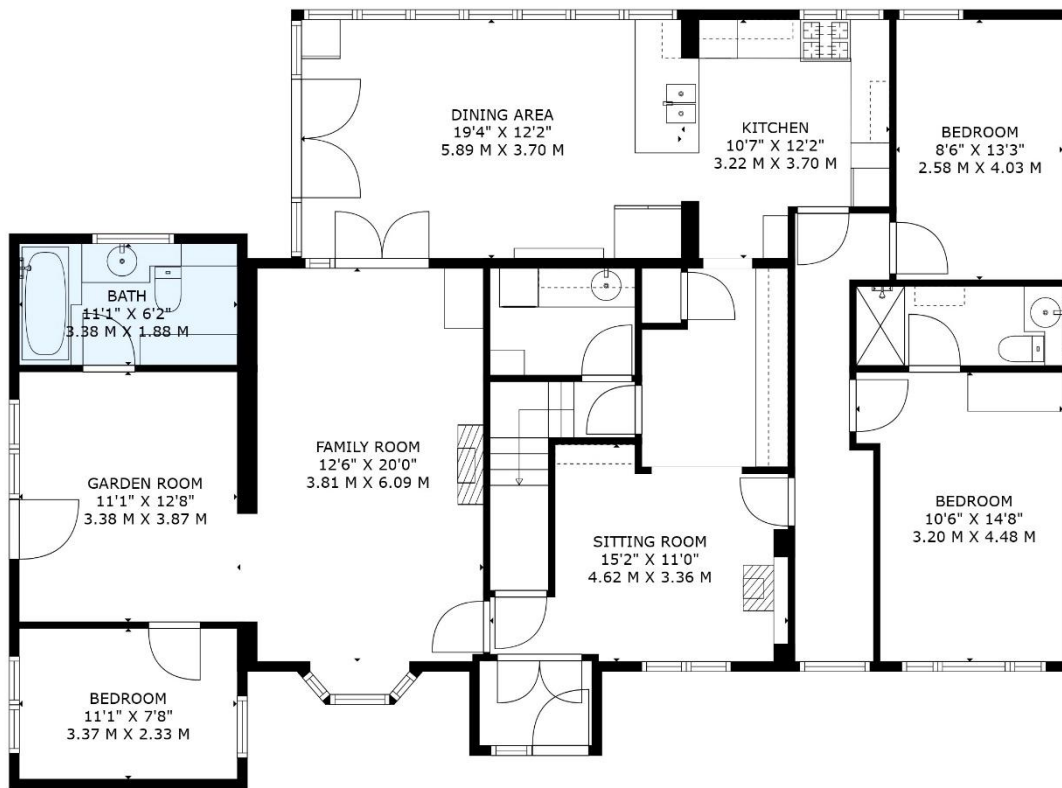
**Bedroom 5**

**Outside** There is a generous and private garden, laid predominantly to lawn, bordered by mature hedges and shrubs. There are a number of useful outbuildings including an open-fronted summer dining room with terrace, workshop and garden store. To the front of the property is a brick-paved driveway providing ample parking and turning space.

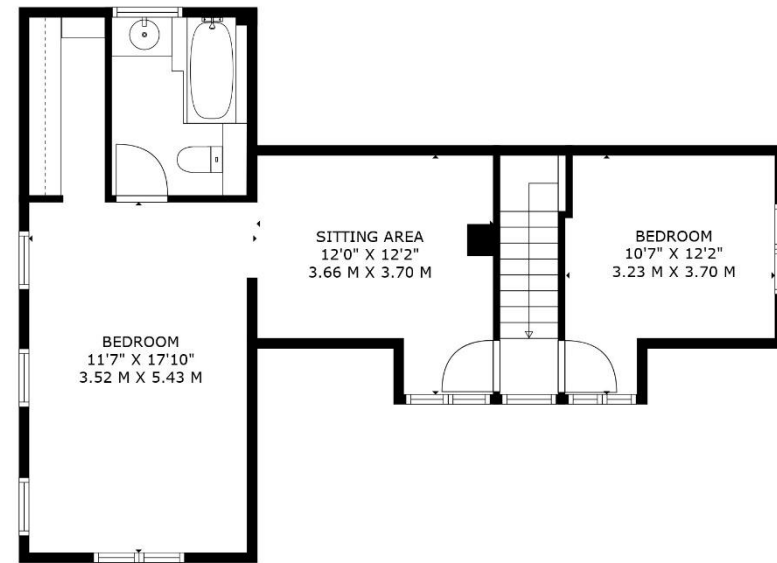
## GENERAL INFORMATION

- Mains water, electricity and drainage connected
- Calor gas heating
- Council tax band d – Mid Suffolk
- EPC rating tbc
- Ofcom states Superfast broadband available
- Ofcom states mobile phone signal available
- What3words /// shell.curries.variances





FLOOR 1



FLOOR 2

**TOTAL: 2200 sq. ft, 205 m2**  
 BELOW GROUND: 1654 sq. ft, 154 m2, FLOOR 2: 546 sq. ft, 51 m2  
 EXCLUDED AREAS: BAY WINDOW: 8 sq. ft, 1 m2, LOW CEILING: 40 sq. ft, 3 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcqp.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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