



**Tawny House,  
Drinkstone Green, Suffolk.**

**DAVID  
BURR**





Drinkstone is a small and lively village of two windmills with a wonderful modern village hall, host to many activities, clubs and social events, 14th Century church, children's play area and playing field. The neighbouring villages of Woolpit and Rattlesden have a range of local shops, primary schools and Woolpit provides a health centre. The village is located approximately 8 miles from Stowmarket with a good range of everyday amenities and mainline rail link to London Liverpool Street. Bury St Edmunds is approximately 9 miles with an excellent range of schooling, shopping, recreational and cultural facilities.

An exceptional highly efficient ECO-HOME boasting low-maintenance accommodation with exquisite attention to detail, quality of finish and overall standard of presentation, complimented by a design with light open plan modern living at its heart. The extensive Eco-elements to the house are detail below and further benefits include a charming, sunny, yet easy to maintain garden and off-road parking.

### **Key features using state-of-the-art, energy efficient technologies, include:**

- **Triple Glazing: Heat insulated.**
- **Air Source Heat Pump: Environmentally friendly and highly efficient for low energy costs.**
  - **Optimal Insulation: Thermo-insulated external walls, air tight house.**
- **Heat Recovery and Ventilation System: reduces energy costs and provides continuous supply of fresh air.**
  - **Underfloor heating at ground floor together with both first-floor bathrooms.**

## **An outstanding 4-bedroom detached Eco house finished to an exceptional standard within an established village setting.**

**DRAWING ROOM: 18'10" x 12'8"** (5.74m x 3.86m). A light room with a near 8ft wide wall of glass providing stunning views over the garden and with a sliding door opening on to terracing. Attractive Karndean flooring runs throughout and there is a Morso log burner. A feeling of space is created by the 12'8" opening to:-

**DINING ROOM/LIVING ROOM: 32' x 10'3"** (9.75m x 3.12m). An exceptional space with a handmade beech staircase rising to first floor and an attractive Karndean floor running throughout. A 12'7" opening links to:-

**KITCHEN/BREAKFAST ROOM: 12'8" x 12'8"** (3.86m x 3.86m). Finished with an exceptionally high-quality kitchen made by KTB, a highly regarded local firm and finished with dovetailed hardwood drawers and units to include quality integrated appliances including 2 AEG electric ovens, dishwasher, full height

fridge with freezer compartment, separate freezer and an induction hob with integrated extractor. Double butler sink by Villeroy and Boch set within a Quartz worktop and island unit with breakfast bar and shelving below.

**BEDROOM: 12'9" x 12'8"** (3.88m x 3.86m). With two 6ft high windows and could be utilised as a sitting room/office etc.

**SHOWER ROOM:** Well-placed opposite the bedroom and attractively tiled with a large shower cubicle with fitted waterfall shower and shower attachment, heated towel rail, WC and wash hand basin with vanity unit providing storage below and heated mirror over.



# TAWNY HOUSE, DRINKSTONE GREEN, BURY ST. EDMUNDS, SUFFOLK. IP30 9TF

**UTILITY/TECH ROOM:** With a door to the garden, tiled floor, work top with storage below and inset stainless steel sink unit with plumbing for washing machine and water softener.

**CLOAKROOM AREA:** Hanging space for coats.

## First Floor

**STUDY/LANDING:** 17'1" x 10'3" including staircase (8.08m x 3.12m). A lovely light area that could be utilised as a study space, reading area etc. Access to loft storage space via loft ladder and doors to:-

**PRINCIPAL BEDROOM:** 20'6" x 12'8" max floor measurement (6.25m x 3.86m). An exceptional principal suite, cleverly designed to include built in wardrobes and drawers. Door to:-

**LUXURY ENSUITE:** 11'8" x 8'10" (3.56m x 2.69m). Finished with a particularly large double shower cubicle including an overhead waterfall shower and separate body shower head, deep double ended contemporary bath with further shower attachment, WC, heated towel rail and 'His and Hers' wash hand basins with vanity unit below providing storage and heated mirror over.

**BEDROOM:** 12'10" maximum floor measurement x 10'8" (3.91m x 3.25m). Mirror fronted double wardrobe.

**BEDROOM 4:** 14'4" x 10'3" (4.37m x 3.12m). A charming room with mirror fronted double wardrobe.

**FAMILY BATHROOM:** 10'10" x 10'9" (3.3m x 3.28m). A spacious room that includes a large double ended bath complete with side screen, 2 body shower attachments and a separate rainwater shower head above. Heated towel rail, WC and wash hand basin with vanity unit below providing storage and heated mirror over.

## Outside

Handmade solid wood electric double gates open to a large area of gravel providing parking for a number of vehicles. Space for the erection of a **CART**

**LODGE** – subject to the relevant planning permission. The gardens are one of the property's most attractive features, cleverly designed with distinct areas of well-placed terraces to take advantage of the sun throughout the day with over a thousand spring flowering bulbs and a variety of fruit trees all complimented by further flowering shrubs and perennial plants with retaining walls. A great deal of thought has gone into the external lighting and further practical elements include outside tap, power points and timber shed etc. **LOG STORE.** The land extends to the road including a brick paved turning area.

## AGENTS NOTE

The property benefits from the remainder of a 10-year build warranty and a Ring CCTV system.

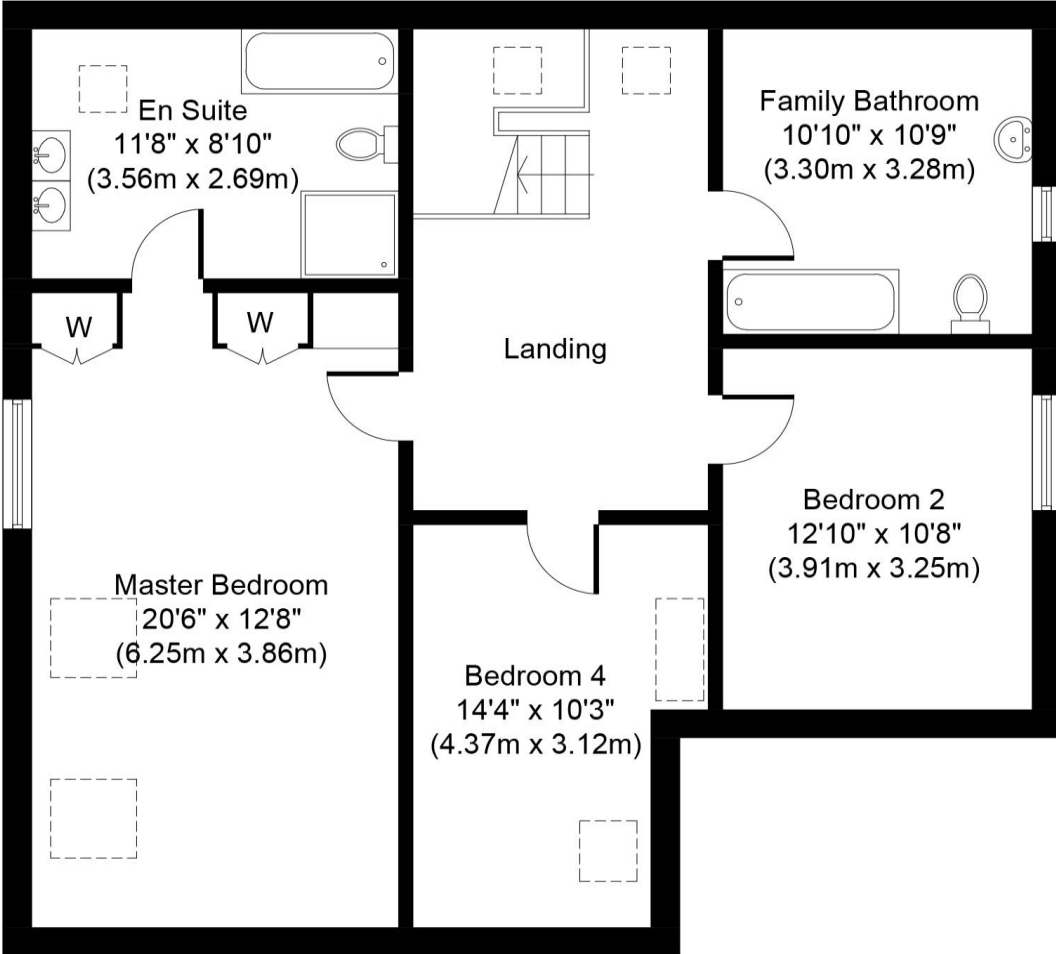
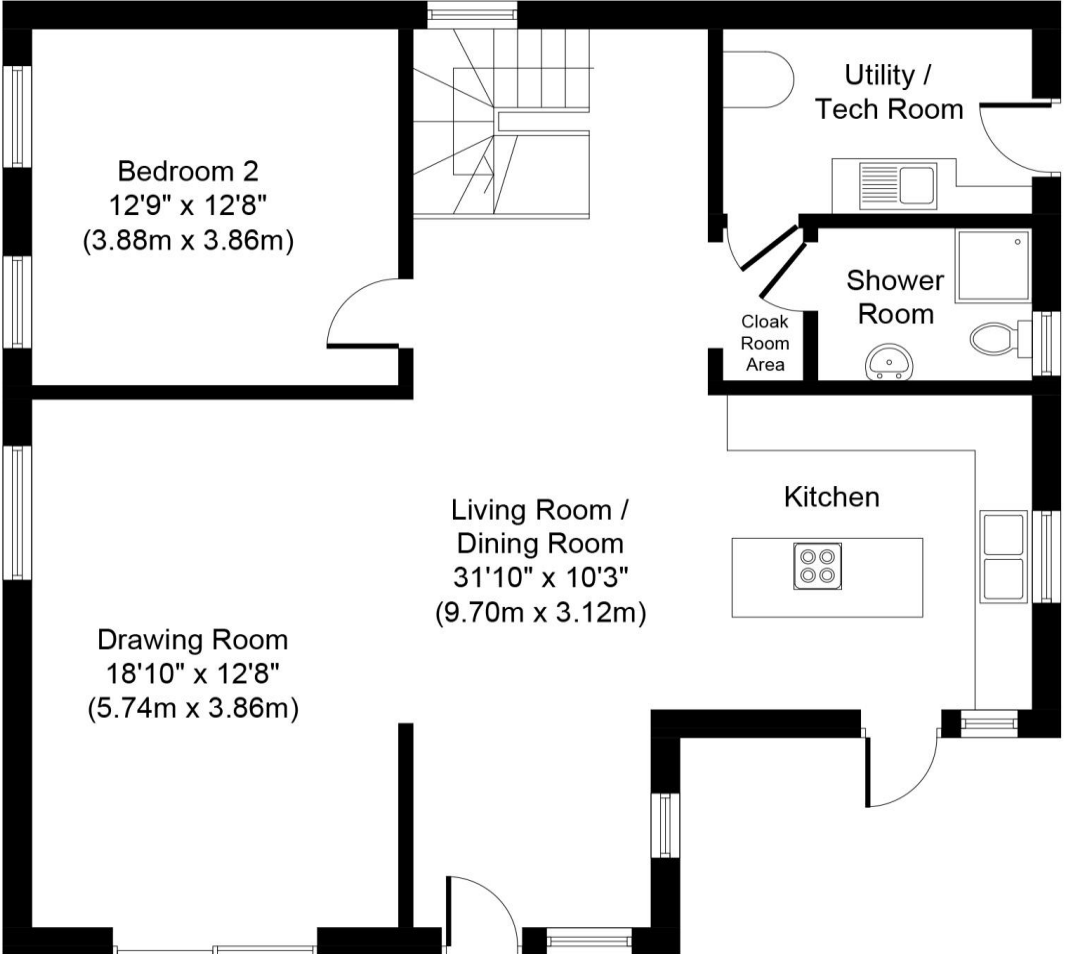
**SERVICES:** Main electricity, water and drainage are connected. Air source heating and heat recovery system/air re-circulation system. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council. Council Tax Band: F - £2840.18 – 2023.

**EPC RATING:** B – report available upon request. Potential A – please ask for further information.

**VIEWING:** Strictly by prior appointment only through DAVID BURR Bury St Edmunds 01284 725525.

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