



Wrights Way, Woolpit, Bury St. Edmunds, Suffolk, IP30 9TY

**MARK · EWIN**  
BURY ST EDMUNDS

Wrights Way,  
Woolpit,  
Bury St. Edmunds,  
Suffolk, IP30 9TY

A four bedroom detached house with spacious accommodation, four-bedrooms, off road parking and delightful gardens located in the well-served village of Woolpit.

The property offers accommodation of an entrance hall, cloakroom, and sitting room with conservatory located off. The property also offers a separate dining room and kitchen.

On the first floor, the four bedrooms can be found, the principal bedroom benefitting from an en-suite, and the family bathroom completes the accommodation.

Outside, the property offers a driveway providing for additional off road parking leading to the garage. The remainder of the front garden offers delightful planted beds, with access gate to the rear garden.

The rear garden is a real feature of the property offering a decking area located from the conservatory, with further patio area. The garden is laid to lawn with colourfully planted borders.



#### Directions

Travelling east along the A14, leave at junction 47 turning left at the roundabout heading into the village of Woolpit along Heath Road, turn right on to Church Street and continue along The Street, turn left into Wrights Way and the property will be located on the left hand side.

#### Location

Woolpit has a good range of local facilities, including a village store and post office, a public house, parish church, village hall and primary school. There is a health centre and a number of recreational activities to include both Tennis and Cricket clubs. The historic market town of Bury St Edmunds is 8 miles to the west and the market town of Stowmarket is 7 miles east and offers a main line station to London Liverpool Street. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

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**Accommodation:**

Entrance Hall 14' 8" x 5' 10" (4.46m x 1.78m)

Cloakroom 6' 6" x 2' 8" (1.98m x 0.81m)

Sitting Room 14' 4" x 12' 0" (4.36m x 3.65m)

Dining Room 10' 11" x 8' 6" (3.34m x 2.60m)

Kitchen 15' 3" x 8' 5" (4.65m x 2.57m)

Conservatory 9' 10" x 7' 9" (3.00m x 2.35m)

**First Floor**

Bedroom One 11' 11" x 11' 6" (3.63m x 3.51m)

En-Suite 5' 9" x 5' 10" (1.76m x 1.77m)

Bedroom Two 11' 0" x 11' 2" (3.35m x 3.41m)

Bedroom Three 11' 7" x 7' 1" (3.52m x 2.16m)

Bedroom Four 9' 3" x 8' 4" (2.81m x 2.53m)

Family Bathroom 8' 4" x 4' 10" (2.54m x 1.48m)

**Outside**

Garage 16' 10" x 8' 2" (5.14m x 2.49m)

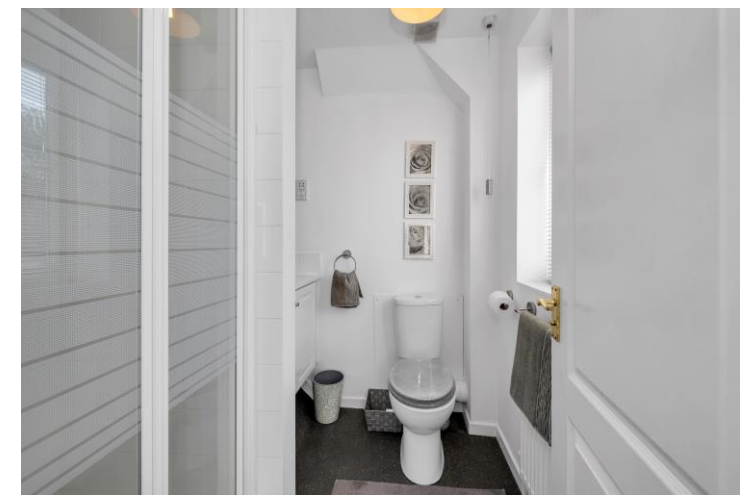
**Additional Information:**

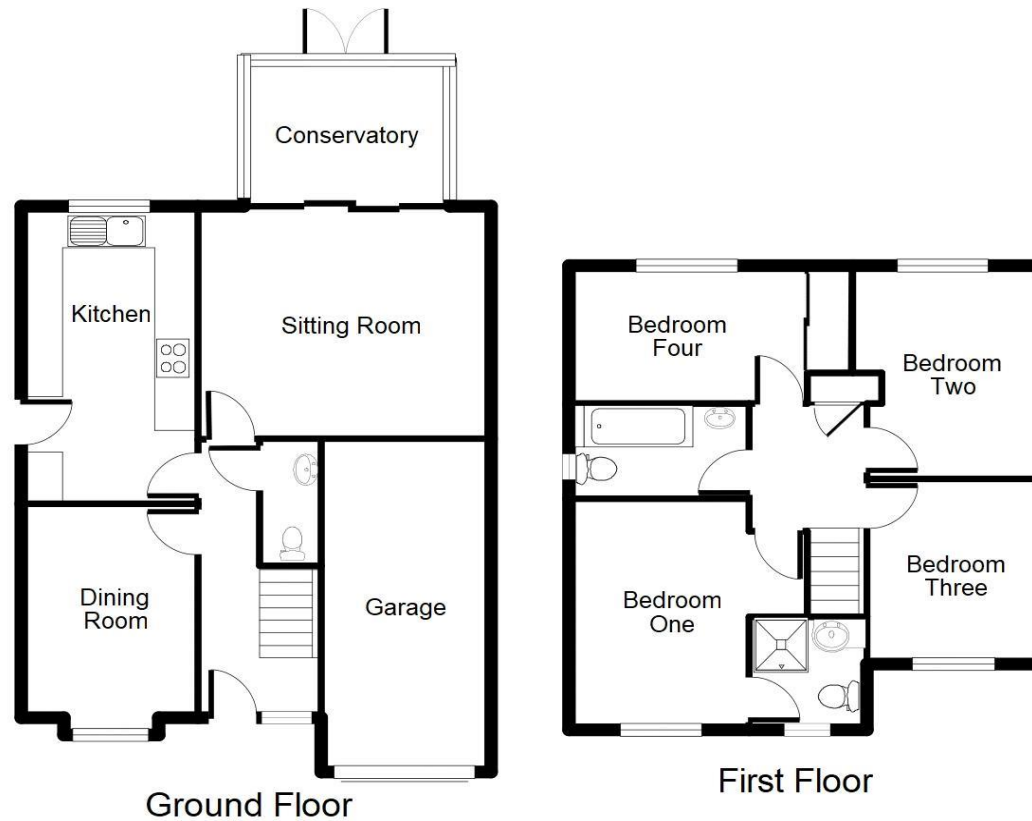
Council Tax Band: D

EPC Rating: D

Tenure: Freehold

Offers Over £350,000  
Freehold





For identification only - Not to scale  
(c) Visual Floor Planner

**MONEY LAUNDERING REGULATIONS 2003:** Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**PLEASE NOTE:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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