



Briar Hill, Woolpit, Bury St. Edmunds, Suffolk, IP30 9SD

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP30 9SD

A recently renovated three-bedroom detached bungalow situated within the well-served village of Woolpit.

The property comprises of an entrance hall, sitting room, dining room with doors leading into the garden, well-appointed kitchen, three bedrooms with newly fitted carpets and a modern bathroom with a walk-in shower and bath.

Outside, the property offers a paved driveway providing off road parking leading to the garage and workshop. The remainder of the front garden is laid to lawn with mature trees and shrubs. The wrap around rear garden is laid to lawn with a paved patio area, side access gate, beds for various flowers and shrubs and is enclosed by fencing.

Additional Information:

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: D - £2,088.71 (Source West Suffolk)

Broadband: Standard & Superfast are available in this area via Openreach. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



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 Briar Hill. Follow the road and bear right and the property can be found at the end of the road.

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 10' 10" x 4' 11" (3.3m x 1.5m)

Sitting Room 14' 1" x 12' 2" (4.3m x 3.7m)

Dining Room 8' 10" x 7' 7" (2.7m x 2.3m)

Kitchen 15' 9" x 7' 10" (4.8m x 2.4m)

Bedroom One 12' 10" x 11' 10" (3.9m x 3.6m)

Bedroom Two 11' 10" x 10' 2" (3.6m reducing to 2.9m x 3.1m)

Bedroom Three 8' 10" x 8' 10" (2.7m x 2.7m)

Bathroom 7' 10" x 5' 3" (2.4m x 1.6m)

Front & Rear Gardens

Driveway

Garage/Workshop

Additional Information:

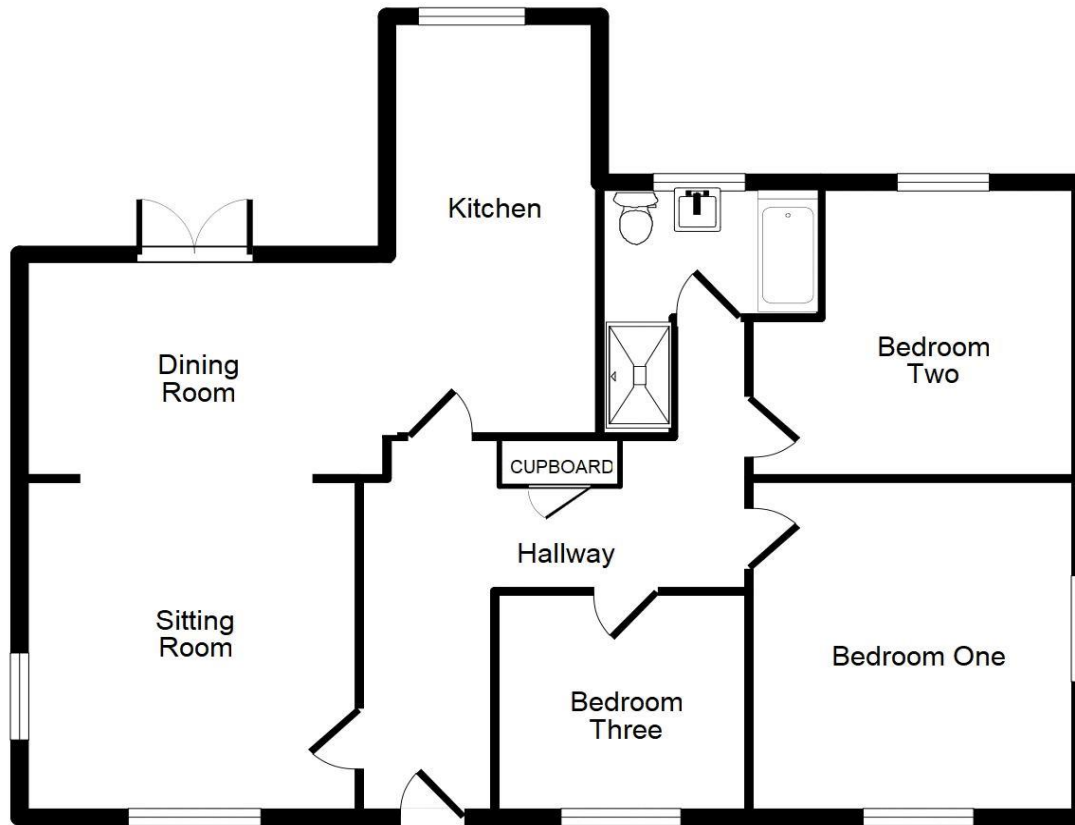
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Offers In Excess of £425,000
Freehold





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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