



Mill Lane, Woolpit, Bury St. Edmunds, Suffolk, IP30 9QX

**MARK · EWIN**  
BURY ST EDMUNDS



## Mill Lane, Woolpit, Bury St. Edmunds, Suffolk, IP30 9QX

A spacious and well-presented three-bedroom detached bungalow situated within the well-served village of Woolpit with a good range of amenities within easy walking distance of the property, to include a village shop and post office, public house, school and health centre.

The property itself comprises of an entrance hall, welcoming sitting room with a woodburner, open plan and well-appointed kitchen/dining room leading to the utility room and convenient cloakroom. There are three bedrooms, the principal benefitting from an ensuite shower room and the family bathroom completes the accommodation on offer.

Outside, the property offers a driveway providing off road parking leading to the garage. There is a delightful private wrap around garden with various paved patio areas providing space for planted pots, seating and entertaining. There is also a home office/gym with power, light and a further storage area accessed from the rear.

### Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D - £2,088.71 (Source Mid 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 into Mill Lane where the property can be found on the right hand side corner.

### 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 5' 11" x 5' 11" (1.80m x 1.80m)

Sitting Room 18' 3" x 13' 9" (5.57m x 4.20m)

Kitchen 9' 11" x 8' 10" (3.03m x 2.70m)

Dining Room 9' 11" x 8' 9" (3.03m x 2.66m)

Utility Room 9' 0" x 5' 10" (2.74m x 1.78m)

Cloakroom 2' 4" x 8' 10" (0.71m x 2.70m)

Bedroom One 19' 5" x 9' 9" (5.92m x 2.98m)

Bedroom Two 10' 6" x 8' 11" (3.19m x 2.72m)

Bedroom Three 10' 6" x 7' 10" (3.19m reducing to 2.92m x 2.39m)

Ensuite 5' 9" x 6' 11" (1.75m x 2.10m)

Gardens

Home Office/Gym 10' 0" x 8' 11" (3.04m x 2.71m)

Driveway

Garage 17' 2" x 10' 0" (5.22m x 3.05m)

**Additional Information:**

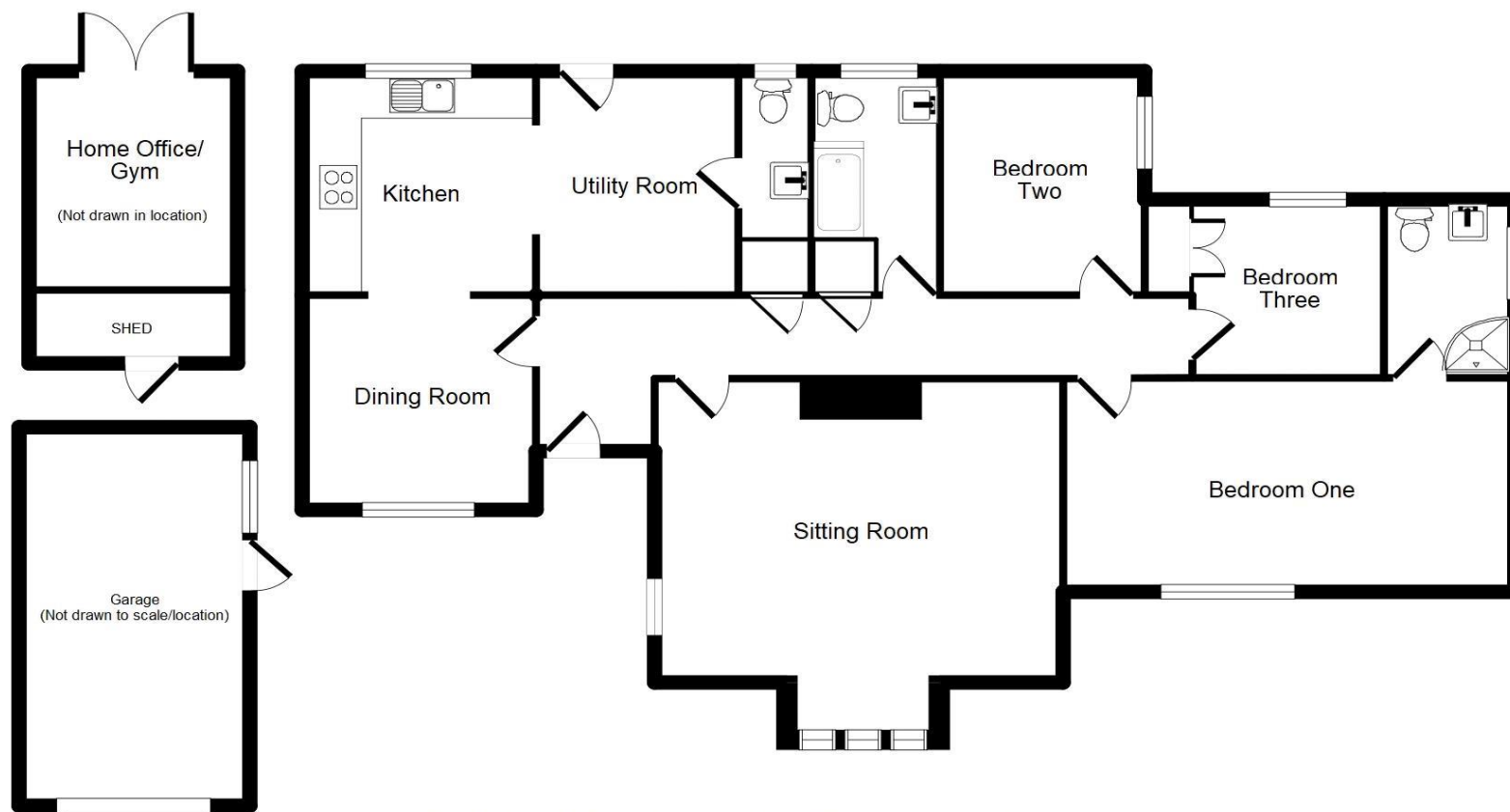
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**Offers Over £475,000  
Freehold**





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.

[www.markewin.co.uk](http://www.markewin.co.uk)

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