



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

MARK · EWIN
BURY ST EDMUNDS

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Suffolk, IP30 9TY

Located in the popular and well-served village of Woolpit is this four-bedroom detached family home offering spacious accommodation, a detached double garage, and delightful gardens.

The accommodation comprises of an entrance hall, a good-size sitting room with a wood burner and sliding doors leading to the gardens. The property also provides a dining room with French doors leading to the garden. There is a well-appointed kitchen breakfast room, and the ground floor provides a convenient cloakroom and under stairs cupboard.

On the first floor, the principal bedroom offers fitted wardrobes, dressing table and chest of drawers and also benefits from an en-suite shower room, there are three further bedrooms, all with built-in wardrobes and the bathroom completes the accommodation.

Outside, to the front of the property the driveway provides for plentiful off-road parking leading to the detached double garage with power and light. The remainder of the front garden is laid to lawn with a side access gate leading to the rear garden. The rear garden offers a paved patio area with an area laid to lawn. There is a further raised garden area laid to lawn with planted beds and a garden shed which also has power and could be changed to use as a work from home space.

Additional Information:

Tenure: Freehold:

Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & Trooli. (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 Wrights Way and the property will be located at the end of the road on the right-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

Cloakroom 8' 10" x 4' 3" (2.70m x 1.30m)

Sitting Room 18' 8" x 11' 9" (5.70m x 3.59m reducing to 2.82m)

Dining Room 13' 2" x 9' 6" (4.01m x 2.89m)

Kitchen/Breakfast Room 13' 9" x 11' 10" (4.20m x 3.60m)

Landing

Bedroom One 11' 10" x 12' 2" (3.6m x 3.7m)

Ensuite 6' 8" x 4' 9" (2.04m x 1.45m)

Bedroom Two 11' 11" x 10' 1" (3.64m x 3.07m)

Bedroom Three 11' 11" x 9' 0" (3.64m x 2.74m)

Bedroom Four 9' 5" x 6' 0" (2.86m x 1.84m)

Bathroom 7' 6" x 5' 6" (2.29m x 1.68m)

Front & Rear Gardens

Double Garage

Driveway

Additional Information:

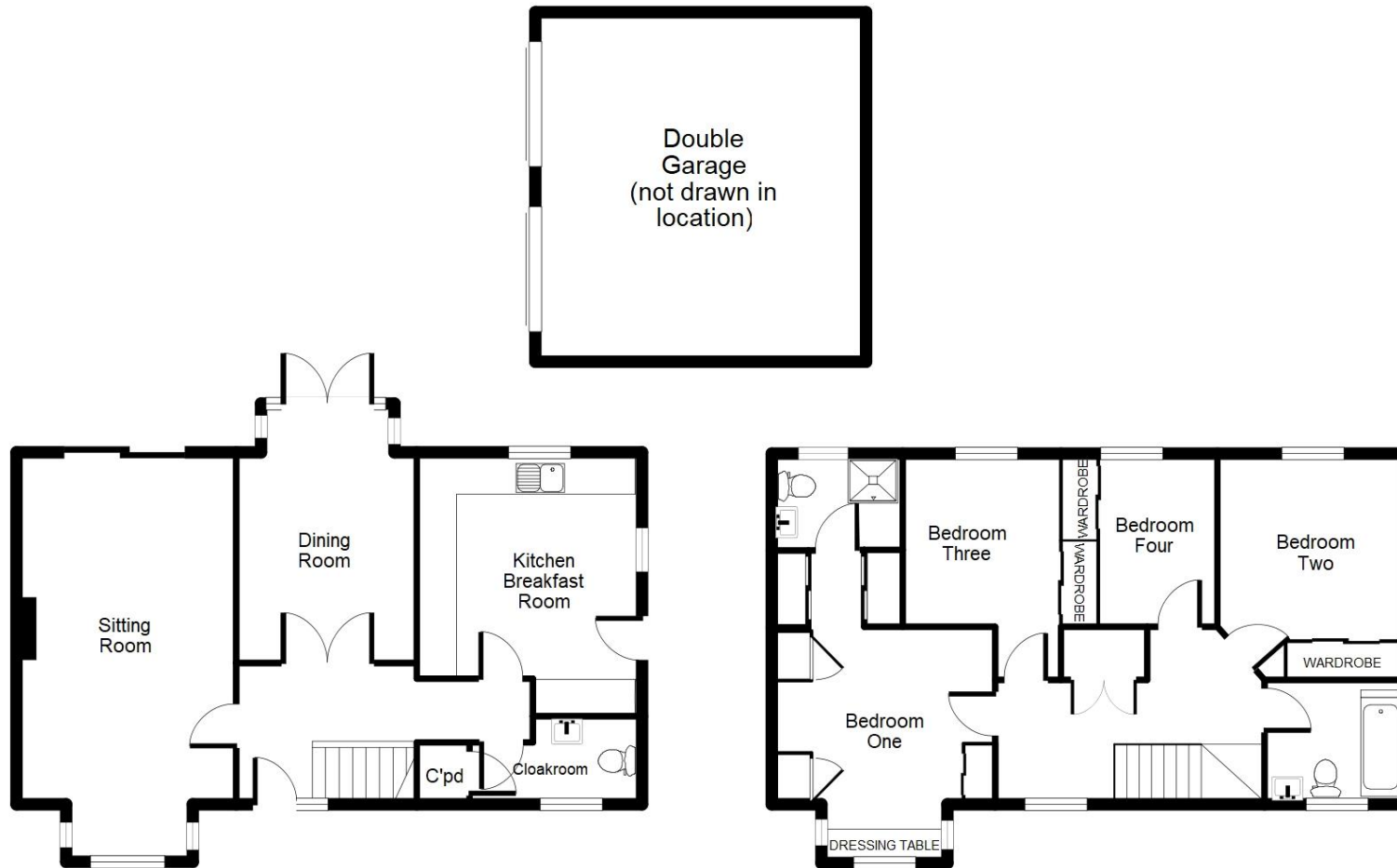
Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Guide Price £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.

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