



Stonalls, Woolpit, Bury St. Edmunds, Suffolk, IP30 9TX

MARK · EWIN
BURY ST EDMUNDS

A beautifully presented four-bedroom, detached house in the popular and well-served village of Woolpit. The property offers flexible accommodation comprising an entrance hall, welcoming sitting room with a stone and marble fireplace with Magiglo Aria pebble gas fire, a stunning, modern fitted kitchen/breakfast room and a garden room which benefits from skylights, electric underfloor heating, and double doors leading to the garden. The kitchen offers an attractive range of wall and base level units and incorporates a built-in dual cook pyrolytic oven, microwave combi oven, gas hob with extractor over, dishwasher and water softener. There is also a utility room, cloakroom and separate dining room which was the former garage and could be used as a bedroom.

On the first floor, four bedrooms can be found, the principal benefits from an ensuite shower room. The family bathroom completes the accommodation on offer.

Outside a driveway provides off road parking for three vehicles. To the rear, there is a landscaped terraced garden with flower beds, it also has a lawned area, sandstone water feature and patio ideal for entertaining and two outdoor sheds for storage.

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. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Once in Woolpit, travel along The Street heading through the centre of Woolpit, turn left into Wrights Way and right into Stonalls, carry on down the road and the property can be found on your left.

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.

Accommodation:

Entrance Hall

Sitting Room 16' 2" x 13' 0" (4.93m x 3.96m)

Dining Room 16' 8" x 7' 8" (5.08m x 2.34m)

Kitchen/Breakfast Room 9' 11" x 18' 8" (3.02m x 5.69m)

Garden Room 10' 0" x 18' 0" (3.05m x 5.49m)

Utility Room 12' 10" x 7' 5" (3.91m x 2.26m Max)

Cloakroom

First Floor Landing

Bedroom One 10' 0" x 12' 10" (3.05m x 3.91m)

En-suite 4' 7" x 8' 5" (1.40m x 2.57m)

Bedroom Two 9' 1" x 10' 0" (2.77m x 3.05m)

Bedroom Three 9' 0" x 7' 9" (2.74m x 2.36m)

Bedroom Four 7' 4" x 8' 0" (2.24m x 2.44m)

Family Bathroom 6' 3" x 6' 7" (1.91m x 2.01m)

Additional Information:

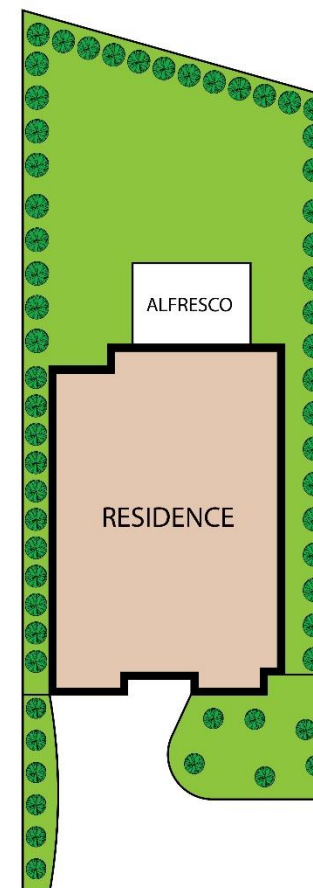
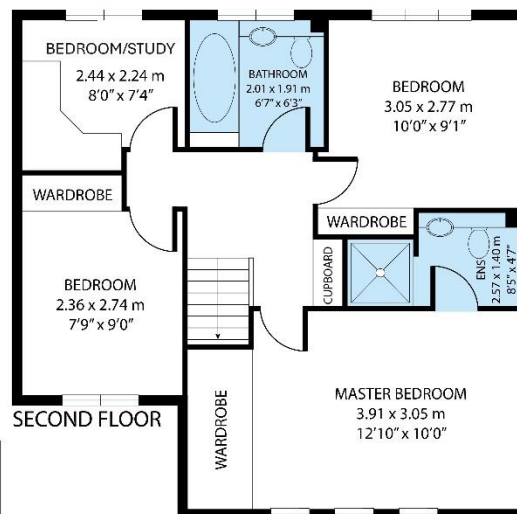
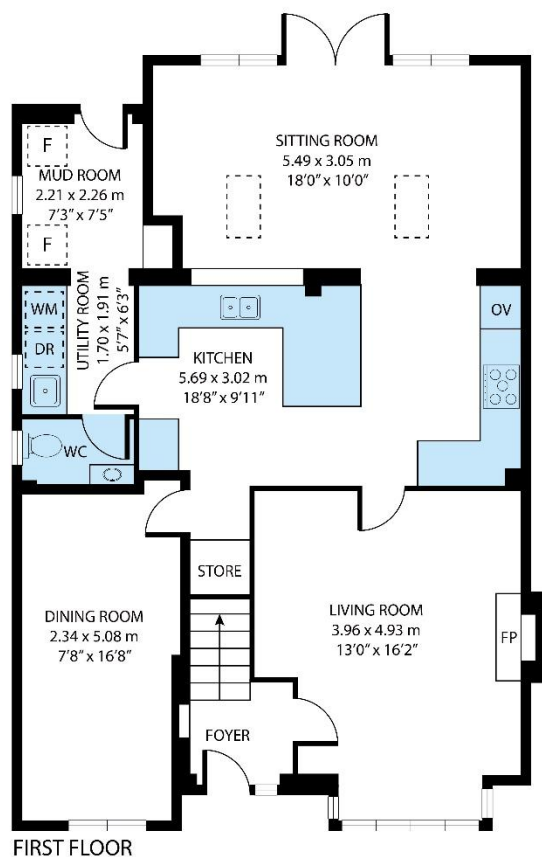
Council Tax Band: D

EPC Rating:

Tenure: Freehold

Offers Over £425,000
Freehold





9 Stonalls, Woolpit, England, IP30 9TX

TOTAL APPROX. FLOOR AREA 130 SQ.M - 1,407 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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