



Wrights Way

Woolpit | Bury St. Edmunds | IP30 9TY

FINE & COUNTRY
fineandcountry.com™

Wrights Way

Occupying a cul-de-sac position on Wrights Way, this delightful detached four bedroom family home provides good size accommodation across two floors. It has a pleasant and secure rear garden, integral garage and a driveway providing off-road parking. The property is situated in the sought after village of Woolpit on the outskirts of Bury St Edmunds.

Bury St Edmunds is a unique and dazzling historic gem with a richly fascinating heritage - the striking combination of medieval architecture, elegant Georgian squares and glorious Cathedral and Abbey Gardens provide a distinctive visual charm. With prestigious shopping, an award-winning market, plus a variety of cultural attractions and fine places to stay, Bury St Edmunds is under two hours from London and very convenient for Cambridge.





Step Inside

The part glazed front door leads into the entrance lobby with stairs to the first floor, access to the downstairs cloakroom and a door through to the sitting room. This spacious sitting room has a lovely bay window overlooking the landscaped gardens to the front. Leading on from here is the dining room, providing that much desired area for the family to sit down and eat together away from other distractions. French doors open to the rear garden. The kitchen is adjacent with a good range of wall and base cupboards with preparation surfaces over, gas hob with extractor over, eye-level oven, space and plumbing for a dishwasher. The property enjoys a separate utility room which is a benefit to any family, particularly those with muddy pets! There is a door to the rear garden and access to the integral garage.

The first floor is a fabulous family space with four welcoming bedrooms and family bathroom. The principle bedroom has a two built-in double wardrobes and an en-suite comprising of a shower, pedestal hand wash basin and wc. The family bathroom incorporates a three-piece white suite comprising of a bath with shower attachment, pedestal hand wash basin, wc and heated towel rail.





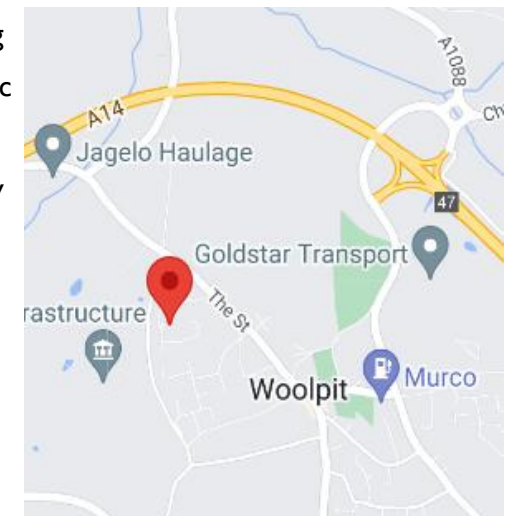
Step Outside

The property is approached along Wrights Way via a driveway leading up the cul-de-sac. To the front of the property, a driveway provides off road parking. The front garden is low maintenance with slate chippings along with shrubs and bushes that requires little attention throughout the seasons. The gate to the side of the property allows access to the rear garden. The rear garden has a good mix of lawn, large decking and seating areas. The boundaries are defined with fencing and planters. A timber shed provides excellent storage for garden tools.



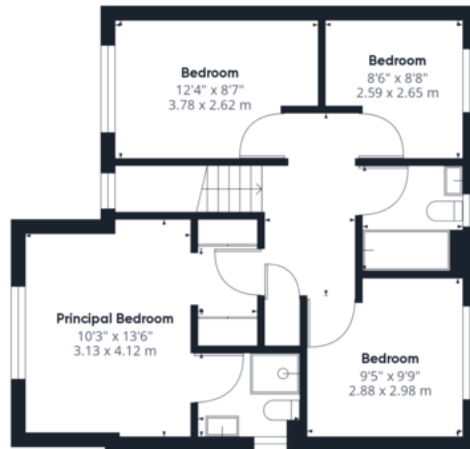
Location

Woolpit is a very popular village providing an excellent range of local facilities including surgery, primary school, village stores, public house, tennis and cricket clubs and a magnificent parish church. Woolpit is ideally situated for access to the A14 dual carriageway linking Stowmarket (with its direct rail link to London Liverpool Street Station), Bury St Edmunds, Cambridge and London via the M11 motorway.





Ground Floor



Floor 1



Approximate total area⁸¹
1264.01 ft²
117.43 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Services

Mains Gas

Mains Electric

Mains Water

Drainage To Public Sewer

Council Tax Band - E

EPC Rating - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



Fine & Country
Tel: 01284 718822
burystedmunds@fineandcountry.com

