



Jackson & Co



The Street

Woolpit, Bury St Edmunds, Suffolk, IP30 9SA

Offers In Excess Of £350,000

This Grade II listed, three-bedroom end of terrace cottage offers an exceptional living experience with modern enhancements. The property features bright living spaces, two bathrooms, and a spacious rear kitchen/dining/utility area, all while being close to essential amenities and green spaces.



Property Features

- Charming Grade II listed, three-bedroom end of terrace cottage
- Prime central village location adjacent to a large green space
- Beautifully presented with modern updates
- Spacious living areas complemented by an extended rear kitchen/dining/utility and shower room
- Exposed beams, brickwork and log burning stove
- Easy access to local amenities and major trunk roads
- Accommodation split across three floors
- Updates gas boiler (Circa 2 years old)
- Beautifully designed kitchen/utility

FULL DESCRIPTION

This Grade II listed, three-bedroom end of terrace cottage offers an exceptional living experience with modern enhancements. The property features bright living spaces, two bathrooms, and a spacious rear kitchen/dining/utility area, all while being close to essential amenities and green spaces that enhance its charm.

Nestled in the heart of Woolpit, this property enjoys a central village location with easy access to local amenities. Residents will appreciate the neighbouring green space, perfect for children and pets alike. The area also offers convenient connections to major trunk roads, making commuting and exploring the surrounding areas hassle-free.

As you step inside, you are greeted by a living room featuring a

delightful brick fireplace adorned with a log burning stove and a double window aspect that fills the space with natural light. From here, an inner hall leads to a well-designed family bathroom, complete with a bath, WC, and hand basin. Further along is the open-plan kitchen and dining area, which boasts low-level units, an inset sink, and a built-in oven. This inviting space flows seamlessly into the garden, while a step up leads to the utility room, equipped with necessary spaces for appliances, ample storage, and a modern boiler. Lastly, there is a contemporary shower room which includes a walk-in shower unit, WC, and wash hand basin, illuminated by a velux window.

Ascending the stairs, you arrive at a landing that features a convenient storage cupboard. The second bedroom is spacious and includes a charming cast-iron fireplace and a generous double storage cupboard. Further along the landing, you will find the third bedroom, which offers a peaceful retreat.

The master bedroom occupies the top floor and boasts scenic views of the side aspect. It also includes built-in storage space.

The property benefits from a south facing courtyard garden, perfect for alfresco dining or relaxing outdoors. Access to the side of the property leads to a sizeable green area, ideal for young children to play or for pets to enjoy, offering peace of mind to parents and pet owners alike.

Tenure: Freehold

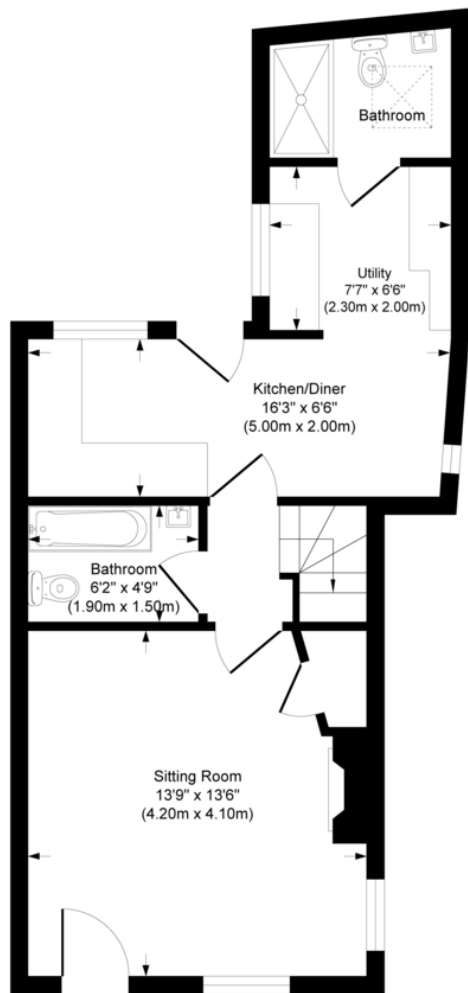
Council Tax Band: B - Mid Suffolk

Services: Mains Gas, Water & Electric

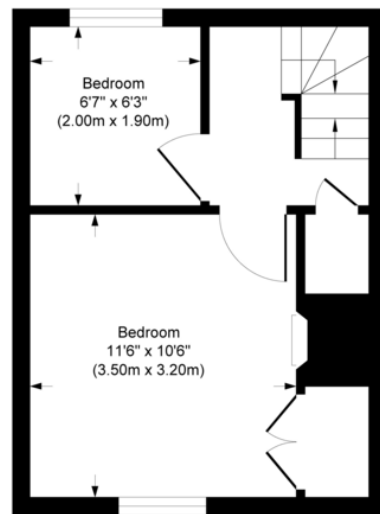




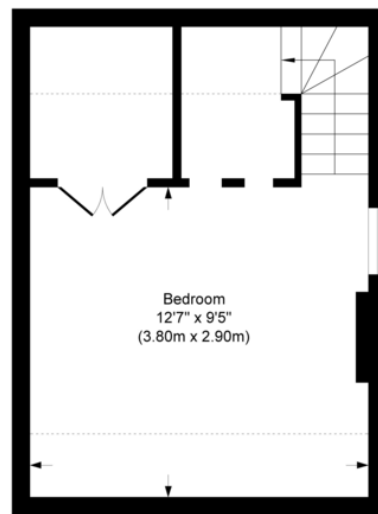
Approximate Gross Internal Area
937 sq ft - 87 sq m



Ground Floor



First Floor



Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements