

oakheart



£375,000

Offers In The Region Of  
Southlands Row, Woolpit



Nestled in the charming and well-served village of Woolpit, this modern 4-bedroom end of terrace property, built in 2020, offers a perfect blend of contemporary design and comfortable living. Situated on a private, no-through road, this family-friendly home boasts an open-plan living space and a thoughtfully designed layout across three floors.

The heart of the home is the spacious open-plan living

room, dining area, and kitchen, ideal for modern family life and entertaining guests. Large French doors flood the area with natural light, while the kitchen is equipped with sleek, modern appliances, creating an inviting atmosphere. There is also a separate utility room and a convenient downstairs cloakroom. Throughout the downstairs space, a dual zone underfloor heating system is in place.

The second floor is dedicated to the luxurious master bedroom with an ensuite, providing a private sanctuary away from the hustle and bustle. The remaining three bedrooms are generously sized and share a well-appointed family bathroom.

Located in a peaceful setting with excellent local amenities, including shops, schools, and transport links, this property offers both convenience and tranquility, making it an ideal family home in the heart of Woolpit.











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**Approximate total area<sup>1)</sup>**

95.48 m<sup>2</sup>  
1027.74 ft<sup>2</sup>

**Reduced headroom**

3.62 m<sup>2</sup>  
38.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Local Authority:**  
West Suffolk Council

**Tenure:**  
Freehold

**Council Tax Band:**  
B

**Energy Efficiency Rating**

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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

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