

oakheart



£550,000

Heath Road, Woolpit

A generously sized four-bedroom detached family house of over 2000 sq ft that is situated close to the centre of this highly sought after Suffolk village. Nowton House has been finished with the highest quality fixture and fittings. It is a must see to truly appreciate the open plan living and finish of this unique property.

As you enter, you are welcomed by a spacious and inviting open-plan living and dining room that spans the front aspect of the property. This bright and airy space is perfect for entertaining or family gatherings, featuring large windows that fill the room with natural light.

To the rear, you'll find a sleek, modern kitchen that opens into a sunroom,

complete with bi-folding doors that lead directly onto the garden patio. The sunroom is perfect for relaxing while enjoying views of the landscaped garden. The kitchen is fully equipped with high-end appliances and ample storage, providing a practical yet stylish space for culinary enthusiasts.

On the ground floor, the master suite offers a private retreat with a luxurious ensuite bathroom and a spacious walk-in wardrobe. Adjacent to the master suite is a flexible room, ideal for use as a home gym or an additional bedroom. A convenient downstairs shower room and a separate utility room add further functionality to the ground floor layout.

Upstairs, there are two generously sized double bedrooms, each with plenty of

natural light and storage space. These bedrooms share a contemporary family bathroom, beautifully appointed with modern fixtures and fittings.

Externally, the property boasts a well-maintained garden, perfect for outdoor dining and relaxation, with a large patio accessible from the sunroom. With its versatile layout, modern finishes, and prime location, this chalet-style home is a must-see for anyone seeking luxury living in a serene setting.











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Approximate total area⁽¹⁾

178.4 m²
1920.28 ft²

Reduced headroom

4.08 m²
43.92 ft²

(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:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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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