



Mill Lane, Woolpit

Sheridans



Mill Lane, Woolpit IP30 9QX

Guide Price £525,000

NO ONWARD CHAIN - Nestled within the charming village of Woolpit, Mill Place presents a delightful detached bungalow boasting comfort and convenience. This property offers an idyllic lifestyle, surrounded by excellent amenities while providing a retreat within its own secure and private garden.

Upon entering, you are welcomed by a spacious hallway. The convenience of a cloakroom enhances the functionality of the layout. The heart of the home lies in the open plan kitchen diner, equipped with modern built-in Neff appliances and Harvey Water softener system. Adjacent, a utility room provides seamless access to the garden, catering to practical needs with ease.

Entertaining guests or relaxing with loved ones is accommodated in the generously sized sitting room. Warmth emanates from a log burner stove, creating a cozy atmosphere.

The primary bedroom is a retreat in itself, featuring a shower ensuite for added convenience, along with a comfort WC and sink, ensuring accessibility for all. Two additional bedrooms offer comfort and functionality, each boasting built-in storage solutions. A family bathroom, complete with bath and over head shower, vanity storage and WC.

There is a single large garage and driveway providing parking for up to four vehicles, alongside a separate outside office/gym space with supplementary storage, catering to a variety of lifestyle needs.

Mill Place is enveloped by a secure and private garden, encircling

the entire residence. This outdoor haven provides a serene backdrop for outdoor gatherings, gardening pursuits, or simply unwinding.

Outside

The bungalow is approached along a driveway providing plenty of vehicle parking, turning space and access to the garage. Side access leads to the property and a large wrap round garden/private terrace which has been fully landscaped providing a beautiful outdoor space that needs very little maintenance, ideal for al-fresco dining, gardening and relaxing. There is also an office/gym at the rear of the bungalow with additional storage.

Location

The bungalow enjoys a prominent setting within a stones throw of the village centre and the 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.

Directions

Head east on the A14 from Bury St Edmunds, exiting at junction 47 signed to Ixworth and Woolpit. Take the first exit from the roundabout onto the A1088 and proceed onto Heath Road and into Woolpit village itself. Turn right into Mill lane and the property will be found on your right-hand side.

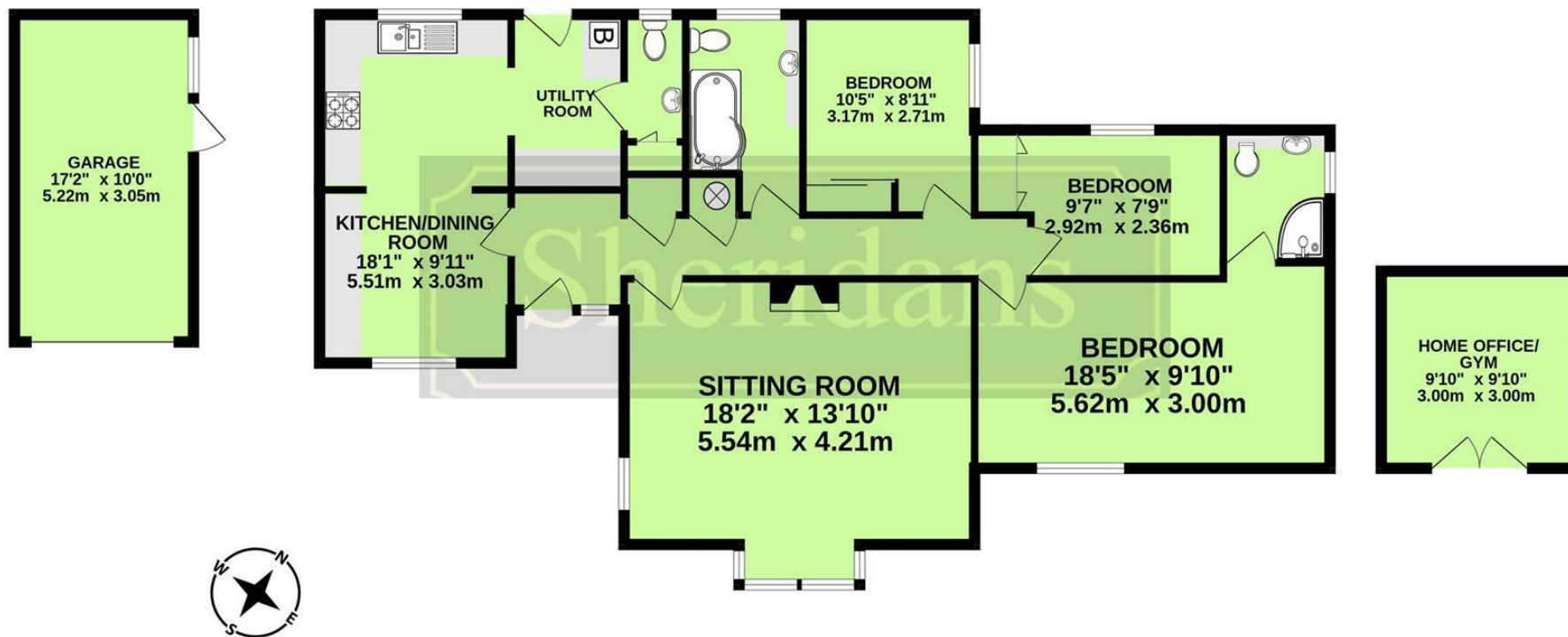
- Detached bungalow set in a pretty Village with excellent amenities
- Hallway, cloakroom and separate family bathroom
- Open plan kitchen diner with built-in appliances
- Utility room leading to the garden
- Large sitting room with log burner stove and bay window
- Primary bedroom with shower en-suite, WC and vanity sink
- Two additional bedrooms both with built-in storage
- Single garage with driveway providing parking for up to 4 vehicles
- Separate outside office/gym space with additional storage
- Secure and private garden wraps around the entire property

Services

All main services are connected. Gas fired radiator central heating. Council Tax Band D.

No onward chain.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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