



The Heath, Woolpit, Bury St. Edmunds

Sheridans



The Heath, Woolpit, Bury St. Edmunds IP30 9RN

Guide Price £625,000

An impressive detached 3 bedroom bungalow offering spacious accommodation and generous gardens, situated in a tucked away location on the outskirts of the popular village of Woolpit.

Well built to a high standard about 20 years ago of traditional brick construction beneath a tiled roof for the owners own occupation at that time, this impressive detached bungalow provides a surprising level of particularly spacious and flexible accommodation possessing a bright and airy atmosphere whilst displaying quality features complemented by spacious, well proportioned rooms. The bungalow stands within generous well screened gardens and is offered with no onward chain.

The accommodation currently in brief comprises of reception hall with two sets of double wardrobe cupboards and door to a cloakroom. The well equipped kitchen/breakfast room is fitted with an extensive range of oak units providing plenty of drawer and cupboard space beneath preparation surfaces with built in appliances and separate utility room. The separate dining room is an ideal reception for entertaining and the spacious sitting room is an ideal place to relax with feature fireplace and glass doors opening to the rear gardens.

The bedroom wing, comprises of a principal bedroom with extensive range of built in wardrobe cupboards and luxurious remodelled en-suite with bath and separate shower enclosure. The two remaining bedrooms are both good doubles and are served by a stylish family bathroom, completing the accommodation.



Outside

The property is approached initially over a gravel driveway providing ample parking for several cars. Access from here is given to the detached double garage with remotely operated electric door. At the front of the property there is also a rose walk and a garden laid for ease of maintenance. The main garden can be found at the rear of the property and is predominantly laid to lawn with a mixture of mature trees and shrubs offering a high degree of privacy. There is also a good-sized terraced area and a summerhouse.

Location

Woolpit is a sought-after attractive village about 8 miles east of Bury St. Edmunds, located just south of the A14. Woolpit has a thriving community and is well served with a range of shops and amenities including a Co-op general store/post office, primary school, village hall, two public houses, tearooms, popular health centre, bakers, library, hair salon and fish and chip shop. There is also the magnificent parish church of St. Mary the Virgin. There is also a cricket club and tennis club. Elmswell, just the other side of the A14 has a railway station and the nearby town of Stowmarket has a mainline link to London Liverpool Street taking approximately 80 minutes.

Directions

From Bury St. Edmunds proceed along the A14 towards Ipswich taking the left turning signposted 'Woolpit'. Continue over the two roundabouts past the garage on your right-hand side and health centre and school on your left and head out of the village. Upon reaching The Heath continue past Warren Lane on your left and the drive to the property will be found on your left.
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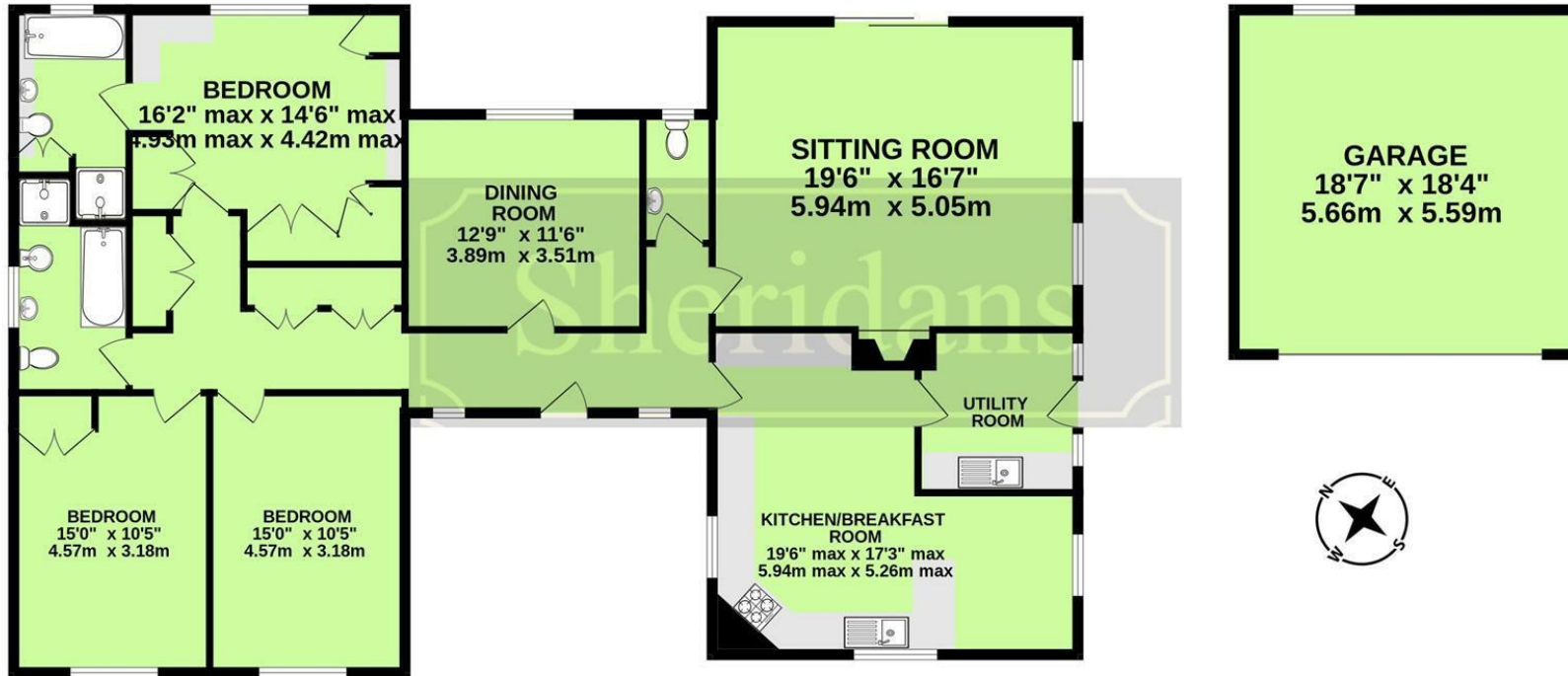
- Well built individual detached bungalow
- Well proportioned rooms with light and airy feel
- Extensive parking, double garaging
- Generous well screened gardens
- Tucked away setting on edge of well served village location
- Spacious sitting room with fireplace
- Dining room
- Utility, cloakroom
- Well equipped kitchen/breakfast room
- 3 bedrooms, upgraded and re-modeled en-suite and family bathrooms

Services

Mains electricity, water and drainage. Oil fired central heating. Local Authority: Mid Suffolk District Council. Council Tax Band F. Broadband: Superfast 80 Mbps download speed and 20 Mbps upload speed. Mobile Speed: Some providers likely. Method of Sale: Private Treaty.



Measurements are approximate. Not to scale. Illustrative purposes only
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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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