



Oaklands, Woolpit

Sheridans



Oaklands, Woolpit IP30 9QF

Offers Over £450,000

A well-presented four bedroomed house providing much improved accommodation and only a short stroll from Woolpit village centre.

Understood to have been built approximately forty years ago and recently updated and much improved by the current owners, this impressive family home provides a surprising level of particularly well-presented accommodation, possessing a light and airy atmosphere complemented by enclosed rear gardens and situated only a short stroll from the village centre and the excellent range of local facilities on offer.

Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises of an entrance hall with stairs off to first floor and door to the cloakroom. The sitting/dining room is a particularly spacious reception with fireplace and opening to a snug/playroom with French doors to the gardens. The kitchen has been re-fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces whilst complemented by built-in appliances. A door leads from the kitchen to the re-fitted utility room

with a range of units, sink and doors to the garage and gardens.

On the first floor is a landing with built-in cupboards and door to the main bedroom with en-suite shower room. The three remaining bedrooms (one currently used as a study), are served by the fantastic and very spacious newly remodelled family bathroom with bath and large walk-in shower, completing the accommodation.

Outside

To the front of the house is a driveway providing off road parking and access to the adjoining garaging. The gardens are mostly laid to lawn whilst being enclosed by fencing and mature hedgerow. A paved terrace creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The most desirable village of Woolpit provides an excellent range of local facilities including, a 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.

- Entrance hall, cloakroom
- Well-equipped kitchen with integrated appliances
- Spacious sitting/dining room with fireplace
- Snug
- Utility
- Luxurious new bathroom
- Principal bedroom with en-suite
- Three bedrooms
- Ample parking, garaging, enclosed gardens
- Well-served village, convenient for the A14

Directions

When entering Woolpit from the direction of the A14, continue over the mini roundabouts onto Heath Road, where the entrance to Oaklands will be found a short distance further on the left-hand side.

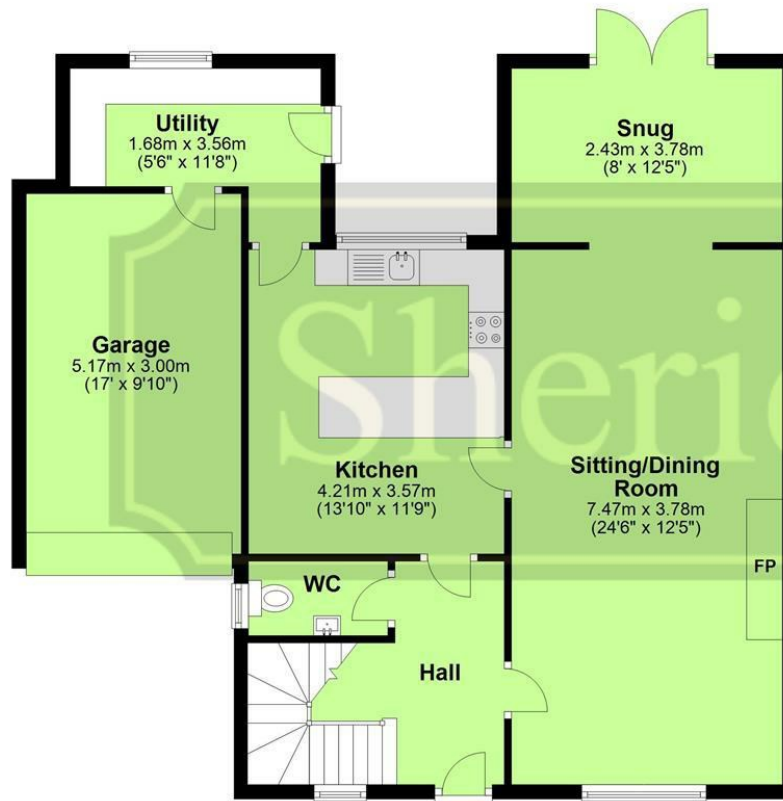
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Services

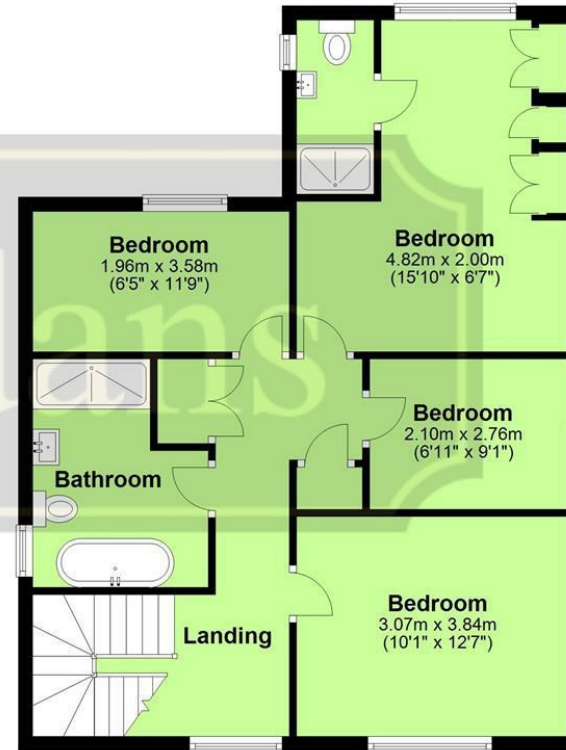
All mains services are connected. Council tax band E. EPC Rating: TBC



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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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