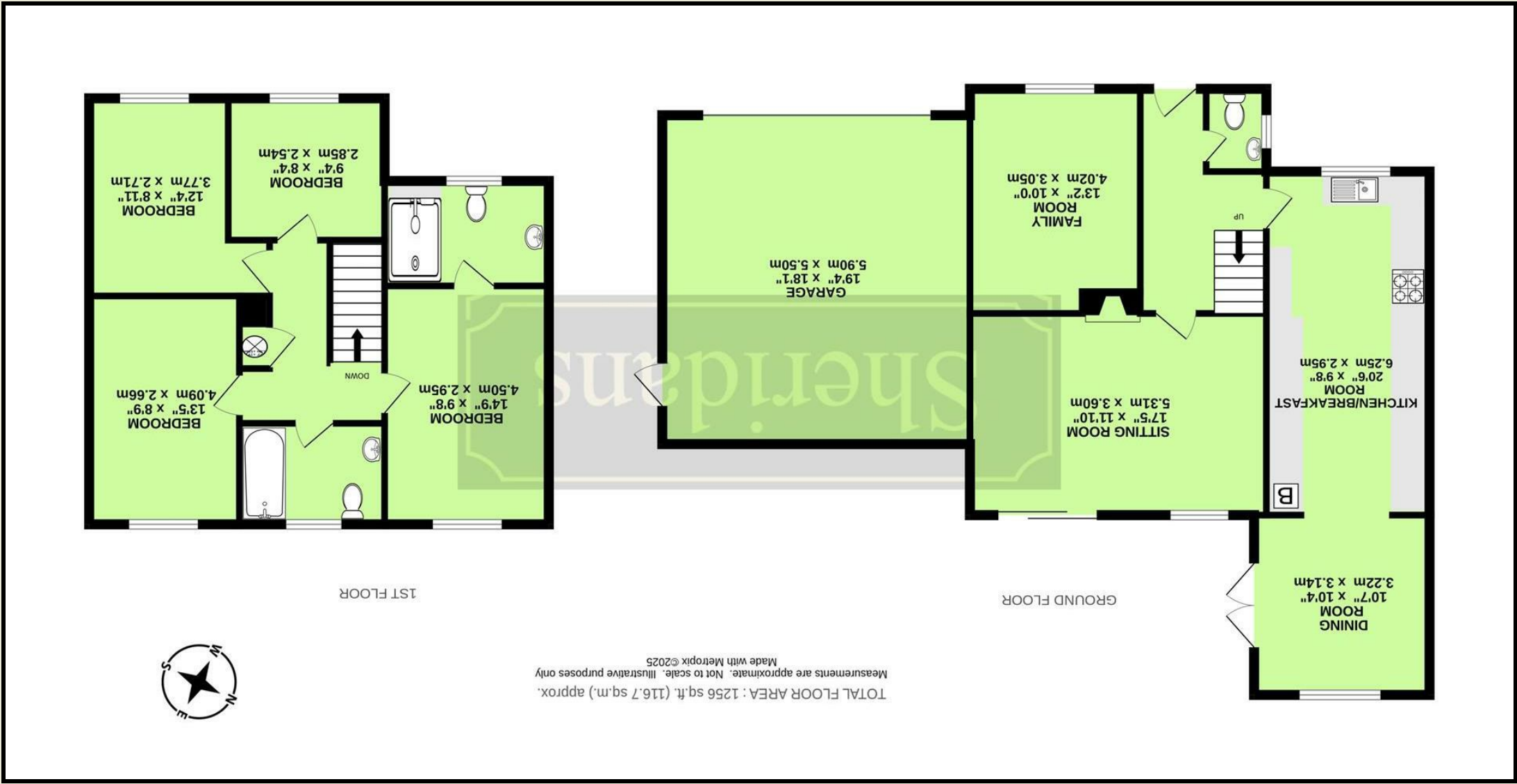


These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.





The Street, Woolpit IP30 9SA

Guide Price £535,000

Much improved and extended detached family home enjoying a tucked away setting in the heart of the thriving village of Woolpit.

This impressive detached family home is superbly positioned in a secluded setting, yet in the centre of the desirable and thriving village of Woolpit. The house was built approximately 35 years ago of traditional red brick construction beneath a tiled roof-line and in more recent years, has been the subject of much improvement and updating for the current owners including a single storey rear extension creating a new breakfast/dining room, graphite grey windows, oak flooring, new kitchen and bathrooms and landscaping creating extensive vehicle parking approached down a gravel drive and traditional five bar gate. Benefitting from gas fired radiator central heating and double glazing, the accommodation currently in brief comprises an entrance hall, with oak floor, stairs off to first floor and door to a cloakroom and door to a versatile family room/snug with oak floor and window to southerly aspect. The sitting room is a comfortable reception room for relaxing also with oak flooring, doors to garden, fireplace and the extended and remodelled kitchen/dining room, is an ideal space for entertaining and fitted with an extensive range of units complemented by built in appliances and plenty of worktop space. The utility area is cleverly hidden behind matching gloss finish units with space for American style fridge/freezer and at the far end of this room within the new extension, is the breakfast/dining area with French doors to gardens.

On the first floor are four comfortable bedrooms including the spacious principal bedroom with upgraded en-suite shower room. A re-fitted family bathroom serves the remaining three bedrooms and completes the accommodation.

Outside

The house is approached along a shared private driveway continuing to the side of the house and leading to the front of the house providing extensive vehicle parking, turning space and access to the adjoining double garaging. The front area is charming being bordered by a high flint and brick wall, offers views towards pretty timber framed houses and has a gate leading onto The Street which is only a stones throw of the Co-op and village centre. To the rear is an enclosed garden mostly laid to lawn with shrub and mature trees and a pair of timber gates to the side providing further vehicular access. A paved terrace beneath a timber pergola, creates an ideal area for outdoor entertaining and al-fresco dining.

Location

The house enjoys a delightful tucked away yet convenient setting, within a stones through of the village centre. Woolpit is a prosperous and thriving village in the county of Suffolk noted for its period architecture, and is midway between the towns of Bury st Edmunds and Stowmarket, where there is a mainline train service to London Liverpool Street taking just over 80 minutes. The village, which has a good range of local amenities, is notable for the 12th century parish church, and has a pub, a Co-op village shop with post office, a fish and chip shop, bakers, hairdressers, garage, primary school, dentists, nursery and doctors surgery. The village has fantastic road links onto the A14 which gives fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, Ipswich 19 miles and Cambridge 36 miles.

Directions

When entering Woolpit from the direction of the A14, proceed over the new roundabout next to the new Hopkins Homes site and continue along The Street, where the house will be found behind a high brick and flint wall on the left opposite the pretty timber framed houses.

Services and agents note

- Much improved and extended family house in the heart of Woolpit
- Tucked away setting behind high flint and brick wall
- Extensive vehicle parking, turning space and double garaging
- Enclosed gardens
- Re-fitted and enlarged kitchen/dining room
- Family room/snug
- Sitting room with oak floor and fireplace
- Upgraded cloakroom and family bathroom
- Principal bedroom with spacious upgraded en-suite
- Three remaining bedrooms, vendor suited

All mains serviced are connected. Gas fired radiator central heating.
Council - Mid Suffolk - Tax Band E
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Very Low Risk
Agents note: it is understood that Grange House owns the driveway which also gives access to Street Farm.

