

# BUCKS

— PROPERTY AGENTS —



## The Traverse The Green, Woolpit, Bury St. Edmunds, IP30 9RQ

Offers Over £400,000

- Three Double Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Single Garage
- Vacant Possession and No Upward Chain
- Detached Bungalow
- Shower Room
- Oil Fired Central Heating
- Off Road Parking For Two Vehicles
- Village Location



# The Traverse The Green, Bury St. Edmunds IP30 9RQ

Nestled in the charming village of Woolpit, Bury St. Edmunds, this delightful detached bungalow on The Green offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed by two inviting reception rooms, providing ample space for relaxation and entertaining. The dining room features patio doors that open directly into the large rear garden, allowing for a seamless transition between indoor and outdoor living. This lovely garden is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The bungalow boasts a modern shower room, ensuring that your daily routines are both comfortable and efficient. Additionally, the property includes a single garage with an up-and-over door, complete with power and light, offering extra storage or a workshop space for the hobbyist. Parking is a breeze with off-road space for up to three vehicles, making it convenient for both residents and guests. The property is offered with vacant possession and no upward chain, allowing for a smooth and straightforward purchase process.

This bungalow is not just a house; it is a home waiting to be filled with memories. With its prime location in Woolpit is a village in the English county of Suffolk with local amenities such as local bed and breakfast, pubs, shops, tea rooms, health centre, Methodist church, play areas and recreation ground with tennis court and sport pavilion. Located 11 miles from Stowmarket offering something for everyone from local, individual and traditional shops, cafes, restaurants, leisure centre, cinema, medical facilities, schools, railway station with main lines to London, Norwich, Bury St Edmunds, Cambridge and Ipswich. This property is a rare find and is sure to attract interest, so do not miss the opportunity to make it your own.



Council Tax Band: D



### Entrance Porch

With windows to front and side, tiled floor and radiator.

### Entrance Hall

With shelved airing cupboard housing hot water tank, loft access and radiator.

### Sitting Room

With window to front filling the room with natural light, TV point, open fireplace and radiator.

### Kitchen

With window to rear, range of high and low units, sink and drainer, matching worktops and splashbacks, induction hob with extractor hood and fan, eye level electric double oven, space for fridge freezer, built-in washing machine and dishwasher, door leading to outside, tiled floor and radiator.

### Dining Room

With patio doors leading to rear ideal for indoor/outdoor entertaining additionally filling the room with natural light, tiled floor and radiator.

### Bedroom One

With window to front, built-in wardrobes and radiator.

### Bedroom Two

With window to side, built-in wardrobe and radiator.

### Bedroom Three

With window to rear, built-in wardrobe and radiator.

### Shower Room

With two windows to side, walk in shower, low level W/C, pedestal basin, full shower boarding, vinyl floor, heated towel rail and radiator.

### Outside

To the front of the property is a driveway providing off road parking for two vehicles additionally leading to a single garage with up and over door and power and light connected and housing the boiler, well maintained lawn, mature shrubs, trees and hedging. To the rear of the property with access through a side gate is a large rear garden comprising of well maintained lawns, mature shrubs and trees, sheds, with a paving stones pathway leading to a feature area with lawns, raised vegetable beds and greenhouse and for privacy and seclusion is fenced and hedged all around.



## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Turn left onto Gipping Way/A1308 Go through 1 roundabout At the roundabout, take the 2nd exit onto Tot Hill/A1308 At Tot Hill Jct, take the 2nd exit Continue onto A1308 At Tot Hill Jct, take the 1st exit onto the A14 slip road to Bury/St Edmunds Merge onto A14 At junction 47, take the A1088 exit to Ixworth At the roundabout, take the 1st exit onto Heath Rd At the roundabout, take the 1st exit and stay on Heath Rd At the roundabout, take the 2nd exit and stay on Heath Rd Turn right onto The Grn Turn left onto Green Rd Turn left Destination will be on the left Arrive: The Green, Woolpit, Bury Saint Edmunds IP30 9RQ, UK

## Viewings

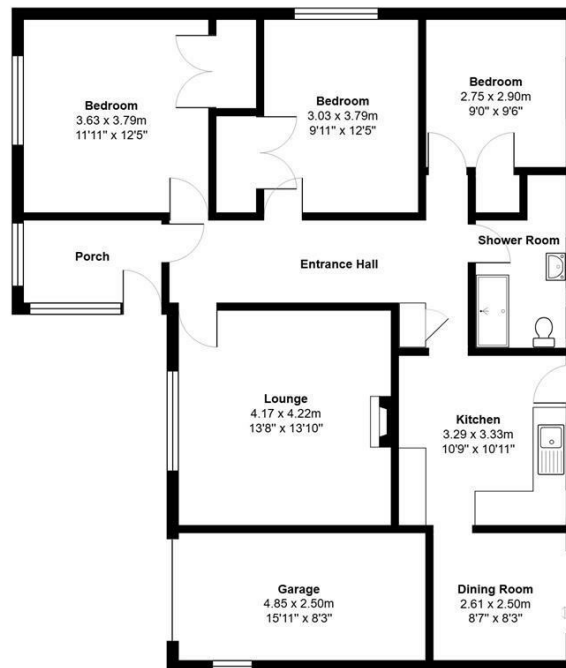
Viewings by arrangement only.

Call 01449614700 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	72
England & Wales		EU Directive 2002/91/EC



Total Area: 113.0 m<sup>2</sup> ... 1216 ft<sup>2</sup>

