



**East View**  
**Woolpit, Suffolk**

**DAVID  
BURR**

# East View, Mill Lane, Woolpit, Bury St Edmunds, Suffolk, IP30 9QX

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, gift shop, hairdresser, doctor's surgery and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

A splendid house enjoying an enviable position in the centre of this highly regarded Suffolk village only a short distance from all its amenities. East View affords well-appointed accommodation, of particular note is the dining room with bi-folding doors opening onto the terrace and in recent years underfloor heating has been installed to the ground floor. The property is further enhanced by an enclosed garden, off street parking and garage.

## A charming house enjoying an enviable position within the centre of this highly regarded Suffolk village.

Stable entrance door to:

**INNER HALL:** With staircase rising to the first floor and doors to:

**SITTING ROOM:** (4.1m x 3.6m) 13'5" x 11'10" With opening to the dining room, fireplace with bressummer beam and inset wood burning stove. Underfloor heating and doors to:

**DINING ROOM:** (5.83m x 2.4m) 19'2" x 7'10" A splendid extension to the property with an emphasis on natural light and fitted with bi-folding doors opening to the terrace allowing the potential for alfresco dining. Velux windows and further external door. Opening to:

**STUDY/BEDROOM 3:** (3.62m x 3.0m) 11'11" x 9'10" This versatile room is currently utilised as a home office by the present owner however lends itself to become a bedroom, music room, snug etc. if required. Range of recently installed built-in cupboards.

**KITCHEN:** (3.5m x 3.35m) 11'6" x 11'0" This generous area has been fitted with a range of base units under work preparation surfaces, sink unit with mixer tap and single drainer and fitted gas fired Rayburn serving the hot water, cooker and heating.

**SHOWER ROOM:** A white suite fitted with shower cubicle, W.C. and wash hand basin with vanity cupboard below.

### First floor

**LANDING:** An inviting area overlooking the garden and village beyond. Large airing cupboard with built in storage.

**BEDROOM 1:** (4.0m x 3.64m) 13'1" x 11'11" A spacious room overlooking the terrace and door to shower room. Range of recently installed built-in wardrobes.

**BEDROOM 2:** (2.75m x 2.52m) 9'0" x 8'3" A generous room overlooking the village.

**FAMILY SHOWER ROOM:** A Jack and Jill style room, fitted with a white suite including large shower cubicle, W.C. and wash hand basin with mixer tap.

### Outside

The property is approached via a driveway allowing off street parking, which in turn leads to the garden and a further parking area with detached **GARAGE** with personal side door.

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The garden is enclosed and predominately lawn with a variety of flowering beds and shrub borders. The terrace area is conveniently placed adjacent to the property allowing one the potential to enjoy warm summer days and alfresco dining. Wood store/storage.

**SERVICES:** Mains water, drainage and electricity are connected. Underfloor heating to the ground floor and radiators on the first floor.

**NOTE:** None of these services have been tested by the agent.

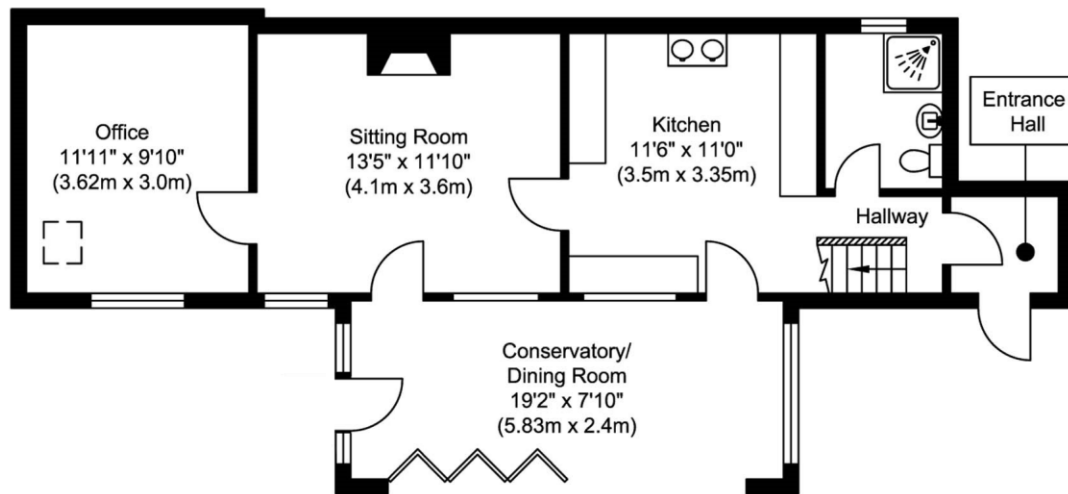
**LOCAL AUTHORITY:** Mid Suffolk District Council. **EPC:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

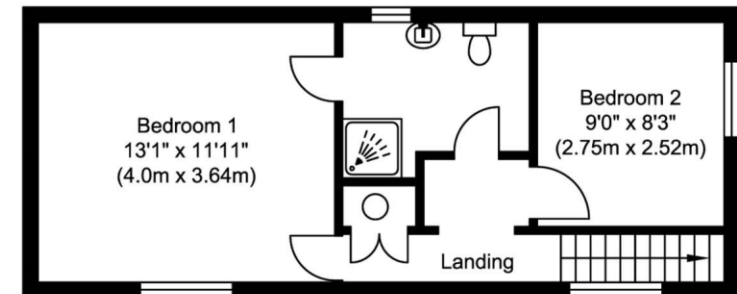
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**TENURE:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor

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