



Danesfield
Woolpit, Suffolk

DAVID
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Danesfield, Drinkstone Road, Woolpit, Suffolk, IP30 9QL

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 four bedroom, three reception room detached house located on the periphery of this highly sought after Suffolk village and only a short distance to all of its amenities on offer. Danesfield boasts substantial accommodation over two floors and is further enhanced by its adjoining utility room, double garage and delightful front and rear gardens with the front aspect offering wonderful countryside views. No onward chain.

A delightful four bedroom detached house occupying an enviable position on the periphery of this highly regarded Suffolk village and with no onward chain.

Part glazed entrance door to;

ENTRANCE HALL: A large welcoming area with staircase rising to first floor having understairs storage cupboard. Doors opening to;

SITTING ROOM: 24'9 x 11' (7.5m x 3.6m). A substantial triple aspect room with sliding doors opening to the rear terrace allowing one to enjoy warm summer days and the front aspect offering countryside views. Brick feature fireplace creating the main focal point of the room. Double doors opening to;

DINING ROOM: 11'5 x 11' (3.5m x 3.3m) An excellent formal dining room having rear aspect and again being a generous size with double doors opening back through to the entrance hall.

KITCHEN: 14'3 x 9'9 (4.3m x 3m). Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with mixer tap and single drainer. Further integrated appliances include four ring electric hob under extractor hood and eye level Neff double oven. Spaces for freestanding fridge and dishwasher. Part tiled walls and flooring. Door opening to utility room.

UTILITY: 18' x 10' (5.4m x 3m). A wonderful convenient space having two sets of doors opening to front and rear grounds. Extensive wall of cupboards. Space for freezer, tumble dryer and washing machine. Door to double garage.

STUDY/SNUG: 9'9 x 6'9 (3m x 2.1m). A delightful versatile sunny room offering front aspect with views of the garden and countryside beyond.

CLOAKROOM: Fitted with W.C, and wall hung wash hand basin.

First floor

LANDING: A large inviting area with an extensive range of fitted cupboards. Further built-in cupboard housing the hot water tank. Front aspect of countryside beyond.

BEDROOM 1: 14'6 x 12' (4.4m x 3.6m). A generous double bedroom located to the rear of the property with views over the garden. Door opening to;

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EN SUITE: 8'1 x 5'4 (2.4m x 1.6m). Built-in shower cubicle with part tiled surround, pedestal wash hand basin and W.C.

BEDROOM 2: 12'9 x 9'9 (3.9m x 3m). Again an excellent size with front aspect and wonderful views of countryside beyond.

BEDROOM 3: 11'9 x 9'9 (3.6m x 3m). A further double bedroom and again having front aspect with countryside views.

BEDROOM 4: 11'7 x 9'9 (3.5m x 3m). With rear aspect overlooking the garden.

BATHROOM: 8'1 x 6'9 (2.4m x 2.1m). Fitted with panelled bath having mixer tap and part tiled surround, wash hand basin and W.C.

Outside

The property is approached via off street parking for multiple vehicles and in turn leads to the **DOUBLE GARAGE** 17'6 x 16'5 (5.3m x 5m) with two separate up and over doors, power and light connected, rear aspect. The boiler is located in here. The remainder of the front is predominantly laid to lawn with well stocked flowering borders, mature hedging and established trees.

The rear garden has a part terrace area immediately abutting the rear of the property which continues to the rear of the garage and shed. Half height gate allowing access back to the front garden and the remainder of the grounds are laid predominantly to lawn again with well stocked flowering beds, established shrubs, trees and hedging creating a superb degree of privacy.

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band F.

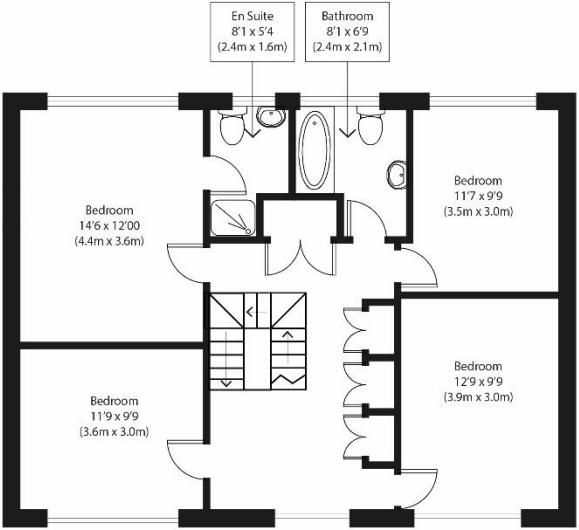
EPC RATING: D

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

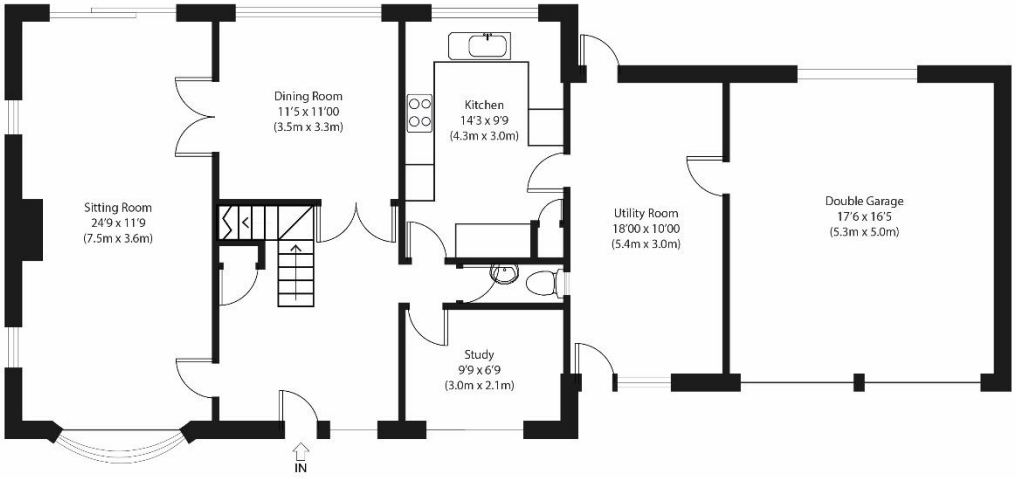
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First Floor



Ground Floor

Approximate Gross Internal Area
2180 sq ft (203 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ojphoto.co.uk



