



**7 Horsefair
Woolpit, Suffolk**

**DAVID
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7 Horsefair, Woolpit, Bury St Edmunds, Suffolk, IP30 9TZ

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, garage/stores, 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 three-bedroom detached family house occupying an enviable cul-de-sac position towards the periphery of this highly regarded Suffolk village and only a short distance from all of its amenities on offer. 7 Horsefair offers generous accommodation to both floors and incorporates open plan living by way of a sitting/dining room. The property is further enhanced by a low maintenance rear garden, en suite to master bedroom and an adjoining garage. The property is offered with NO ONWARD CHAIN.

A three-bedroom detached family house in a cul-de-sac position within this highly sought after Suffolk village and with no onward chain.

Entrance door opening to:

First floor

ENTRANCE HALL: A welcoming area with doors to garage and sitting/dining room.

SITTING/DINING ROOM: 18'10 x 11'1 (5.73m x 3.38m). Cleverly designed into two distinctive areas with the sitting area having a gas fireplace creating the main focal point of the room and double doors opening to the rear terrace ideal for enjoying warm summer afternoons. The dining area has rear aspect and a staircase rising to the first floor.

KITCHEN: 12'3 x 6'3 (3.73m x 1.91m). Offering front aspect and fitted with matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink with single drainer and mixer tap. Further integrated appliances include four ring gas hob under an extractor hood, eye level oven and microwave. Under counter fridge and washing machine.

CLOAKROOM: Having W.C. and wall hung wash hand basin.

LANDING: An inviting area with built-in storage cupboard. Loft access. Doors to;

BEDROOM 1: 10'4 x 10'4 (3.14m x 3.14m). A generous size double room offering front aspect. Built-in wardrobe with sliding mirrored doors. Door to;

EN SUITE: Fitted with built-in shower cubicle, W.C. and wash hand basin with mixer tap. Heated towel rail.

BEDROOM 2: 10'1 x 8'8 (3.07m x 2.64m). Having rear aspect and again a double room. Built-in wardrobe having sliding mirrored doors.

BEDROOM 3: 9'6 x 8'3 (2.89m x 2.52m). Currently utilised as a home office however would easily revert back to a bedroom if so required. Front aspect.

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BATHROOM: 7'8 x 6'5 (2.34m x 1.96m). Having freestanding bath with central mixer tap and shower attachment, vanity surround incorporating a wash hand basin with mixer tap and cupboard beneath and W.C. with encased cistern. Heated towel rail.

Outside

The property is approached by a driveway that affords off street parking for one vehicle and in turn leads to the property and **GARAGE:** Having up and over door, personnel door into hallway and power and light connected. The remainder of the front garden has a lawn area bordered by established shrub and flowering beds. Side access leading to the rear garden.

The rear garden is designed with low maintenance in mind and has a terrace area immediately abutting the rear of the property ideally placed for al fresco dining and bordered by a half height wall and steps leading to the upper terrace area. The remainder of the garden is interspersed with a variety of well stocked flower and shrub beds and borders.

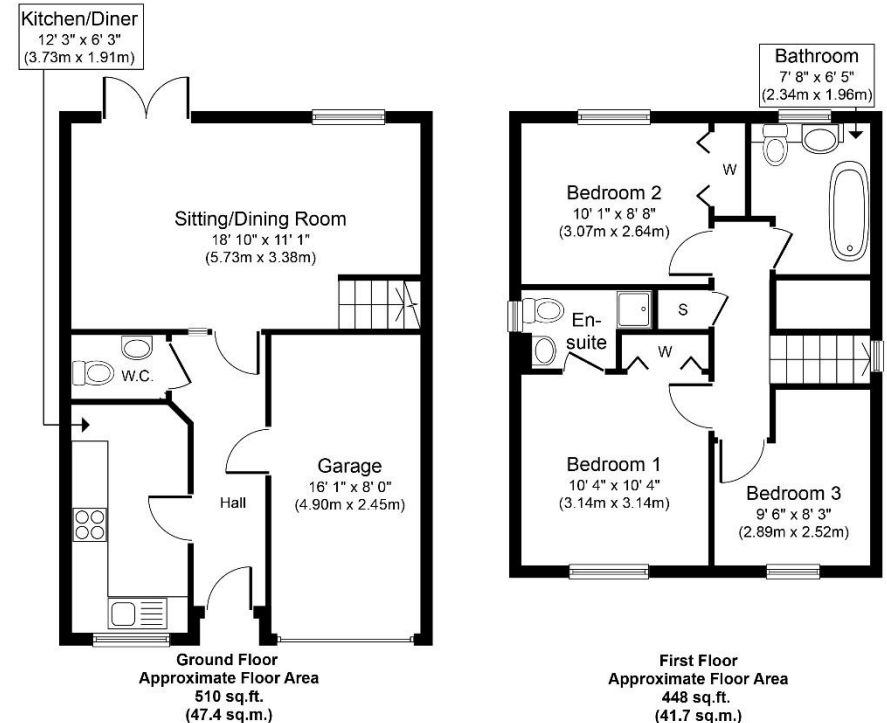
SERVICES: Main water, gas, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council. Band D

EPC RATING: D

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

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