



**Model Cottage  
Woolpit, Suffolk**

**DAVID  
BURR**



# Model Cottage, The Street, Woolpit, Suffolk, IP30 9QN

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 charming 2 bedroom detached Victorian cottage situated in the heart of the popular village of Woolpit offering character alongside the conveniences of modern living. The property benefits from two reception rooms, open plan kitchen/utility room, well stocked gardens, garage and parking. Model Cottage is offered with **NO ONWARD CHAIN**.

## A delightful detached Victorian cottage in the heart of the highly desirable Suffolk village and with no onward chain.

Extra wide glazed entrance door into;

**ENTRANCE HALL:** 6'2 x 5'9. With additional windows to front and side. Tiled flooring. Radiator. Stripped pine half glazed door through to;

**SITTING ROOM:** 13'8 x 12'4 (4.17m x 3.76m). Double glazed sash window to front aspect. Exposed brick chimney breast with raised tiled hearth and wood burning stove. Exposed beam to ceiling. Picture rail. Wall lights. Understairs storage cupboard. Stripped pine door through to;

**DINING ROOM:** 12'4 x 9'9 (3.76m x 2.97m). With stripped pine flooring. Sash window to front aspect. Picture rail. Wall lights. Stripped pine half glazed door through to;

**KITCHEN/UTILITY ROOM:** 18'7 x 11'7 (5.66m x 3.53m). An open plan area with fully glazed French doors leading out to the garden. Two additional windows to side aspect and obscure glazed side window to utility area. The kitchen offers a range of wall and floor Shaker style units with worktops and 1½ single drainer sink unit with mixer tap and additional filtered water tap. Spaces for cooker, washing machine dishwasher and under counter fridge freezer. Tiled splashbacks. Ceiling down lighters. The

kitchen also benefits from underfloor heating and a built-in utility area to one end. Loft hatch. Door with stain glass leaded picture window leading to staircase to first floor. Further door to;

**CLOAKROOM:** Window to rear. Tiled flooring. Low level W.C. Ceiling lights. Water softener. Wall mounted gas central heating boiler

### First floor

**SMALL LANDING:** With loft hatch. Stripped pine doors to principal bedrooms.

**BEDROOM 1:** 12'4 x 9'1 (3.76m x 2.77m). Window to front aspect. Chimney breast with alcove to side. Wall lights.

**BEDROOM 2:** 12'4 x 9'8 (3.76m x 2.95m). Sash window to front. Airing cupboard. Wall lights.

**SHOWER ROOM:** 8'3 x 5'7 (2.51m x 1.70m). Sash window to front. Suite comprising tiled double shower cubicle with chrome shower fittings, part concealed W.C. and pedestal wash hand basin with tiled splashback.

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Heated towel radiator. Wall mounted illuminated mirror with shaver point. Exposed ceiling beam. Part tongue and groove painted wood panelling to walls. Stripped pine door to landing.

## Outside

The property is approached over a block paved private driveway which also provides access to the **DETACHED GARAGE/WORKSHOP** measuring 18'3 x 13'8 with electric roller door, personnel side door and uprated separate electrical power supply. The front garden is predominantly gravelled with raised planted borders and block paved seating area by the front door. The rear gardens are a true delight have a paved terrace immediately to the rear of the rear of the property extending around to the side for outdoor entertaining. Lawn area with central flower border and complementary well stocked side borders. To the rear of the garden is a charming summerhouse with glazed French doors, large outbuilding with power connected and useful decked terrace to the front. Additional timber storage shed with power and greenhouse.

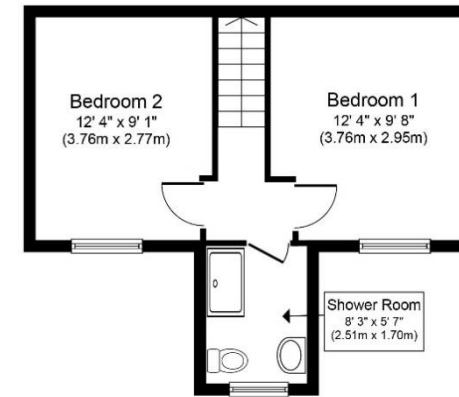
**SERVICES:** Main water, gas, drainage and electricity are connected. Gas radiator heating. **NOTE:** None of these services have been tested by the agent.

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

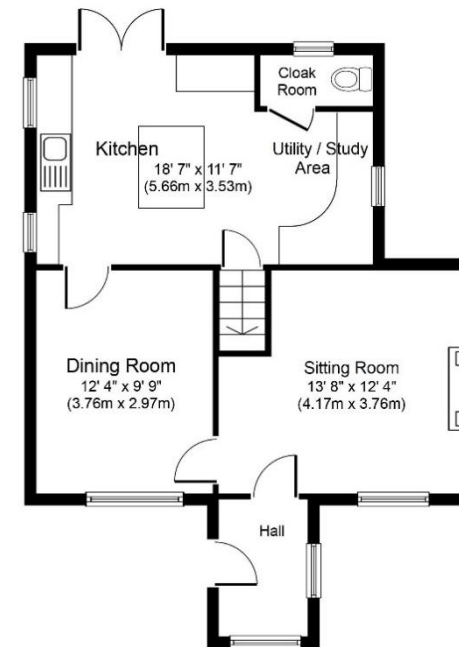
**EPC RATING: D**

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

**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.



**First Floor**  
Approximate Floor Area  
337 sq. ft.  
(31.3 sq. m.)



**Ground Floor**  
Approximate Floor Area  
553 sq. ft.  
(51.4 sq. m.)



