



**Anita, 1 The Cottages
Woolpit, Suffolk**

**DAVID
BURR**

Anita, 1 The Cottages, The Street, Woolpit, Bury St Edmunds, Suffolk, IP30 9SA

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 charming semi-detached cottage that occupies a central position within this highly regarded Suffolk village and only a short distance from all of its amenities. Anita, 1 The Cottage offers a subtle amount of character throughout. This splendid property was formerly a two-bedroom property, however the current owners have changed into one large bedroom with designated dressing area. The property is further enhanced by its low maintenance enclosed rear garden.

A pleasant semi-detached cottage occupying an enviable position within the highly regarded Suffolk village of Woolpit.

Leaded light entrance door opening directly to:

SITTING ROOM: 15'9 x 6'3 (4.81m x 1.91m). A delightful room having brick fireplace with brick hearth creating the main focal point of the room. Exposed timbers. Staircase rising to first floor. Leaded light window to front aspect. Suffolk latch doors opening through to;

KITCHEN: 15'3 x 6'3 (4.65m x 1.91m). Having an excellent feature wall with exposed timbers and studwork. The remainder is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporates a 1½ bowl sink unit with mixer tap and single drainer. Spaces for washing machine, freestanding cooker, fridge freezer and tumble dryer. Rear aspect. Door to;

REAR LOBBY: Door providing access to the rear garden. Further door opening to;

BATHROOM: 7'8 x 6'3 (2.33m x 1.91m). Fitted with panelled bath having shower attachment over and part tiled surround, W.C. and wash hand basin.

First floor

LANDING: With attractive opaque stained-glass window. Suffolk latch door opening to;

BEDROOM: 15'11 x 14'1 (4.84m x 4.28m). As previously stated the cottage was formerly two bedrooms however over the years has been converted to one space with the main bedroom having front aspect with leaded light window. Door opening to large built-in storage cupboards. Opening through to designated dressing area.

Outside

The rear garden has been designed with low maintenance in mind and is predominantly shingle bordered by shrub beds and in turn leads to an astroturf area ideally placed to enjoy warm summer afternoons. Storage shed. Full height gate providing side access over a shared pedestrian right of way.

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

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LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: E

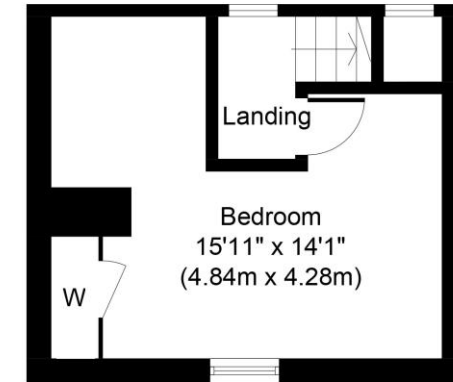
TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy.

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

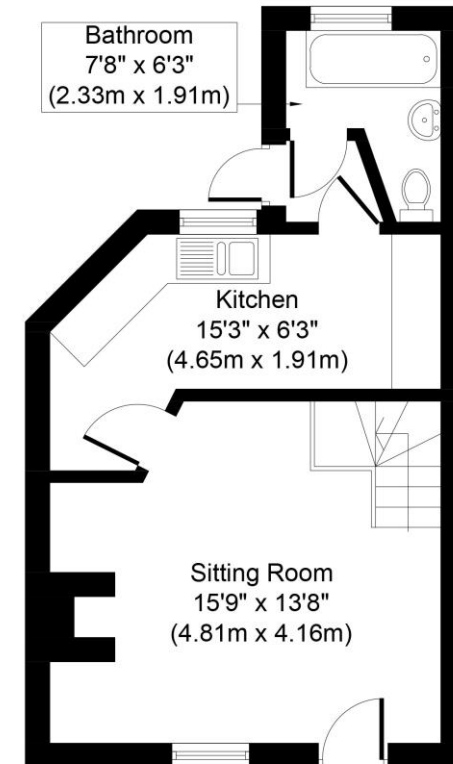
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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First Floor



Ground Floor

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