



DAVID  
BURR

Spooners  
Woolpit, Suffolk





# Spooners, The Heath, Woolpit, Bury St Edmunds, Suffolk, IP30 9RN

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, hairdresser, doctor's surgery, garage/shop 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 single-storey contemporary residence that has been completely remodelled and refurbished to create a stunning modern family home, situated in a secluded location on the periphery of the highly regarded village of Woolpit, in Mid Suffolk. There is underfloor heating to the open plan living areas, the heating system is new with a pressurised water tank and there are new electrics throughout the property.

## Property Overview:

Spooners is an exceptional family home offering a seamless blend of luxury, style, and modern living. Upon entering, you are greeted by a bright and spacious entrance hall that sets the tone for the entire home. With its oak framing, herringbone wooden flooring and detailed panelling, this welcoming space exudes a sense of elegance and sophistication.

## An impressive family home presented to the highest of standards throughout with meticulous attention to detail and detached annexe.

**ENTRANCE HALL:** The L-shaped entrance hall provides access to all the principal rooms of the property. With oak framing and herringbone wooden flooring, it offers a luxurious entryway that flows seamlessly into the rest of the home.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM:** A delightful open-plan space designed and fitted to the highest standards, featuring a central island unit with an inset feature sink and drainer beneath a lantern skylight, allowing natural light to flood the room. Bi-folding doors open to a raised patio at the rear, enhancing the connection between indoor and outdoor living. The kitchen is equipped with designer units under sleek worktops, housing high-end appliances including a double electric oven, a 5-ring induction hob, fridge freezer, wine cooler and a dishwasher. The family space has ample room for a large dining table and chairs, plus a cleverly built-in workspace area with a TV mount. An adjoining **UTILITY**

**AREA** provides additional storage, an inset sink and space and plumbing for a washing machine and dryer, as well as a dedicated coat and shoe rack.

**SITTING ROOM:** The kitchen opens into a delightful sitting room featuring a bespoke, made-to-measure media wall with innovative storage solutions and integrated TV housing. A large window to the front allows plenty of natural light, creating a cosy and inviting ambience.

**BEDROOMS AND BATHROOMS:** The home features three good-sized bedrooms, all accessed from the central hallway.

**PRINCIPAL BEDROOM SUITE:** A spacious master bedroom with an **EN SUITE SHOWER ROOM**, which is fully tiled and includes a walk-in shower, WC and washbasin set in a stylish vanity unit.



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**FAMILY BATHROOM:** A luxurious bathroom fitted with a designer suite, including a feature free-standing bath, a walk-in shower, WC and a washbasin in a vanity unit. Built in TV.

**CLOAKROOM:** Conveniently located off the hallway for guests and everyday use.

## Outside

**FRONT GARDEN:** The property benefits from a gated and walled parking area at the front, providing space for multiple vehicles, ensuring both security and privacy.

**REAR GARDEN:** The rear garden is beautifully landscaped with a large patio area ideal for outdoor dining and entertaining, a generous lawn for family activities and a shingle play area suitable for a climbing frame or trampoline. The garden is fully enclosed with close-board fencing, offering a high degree of privacy and seclusion.

## Annexe:

The property also includes a purpose-built, detached annexe that provides comfortable, self-contained accommodation, ideal for a variety of uses. The annexe comprises a sitting room, a dining room, a fully fitted kitchen, a family bathroom and a double bedroom. Currently utilised as occasional accommodation for friends and family to stay, the annexe offers flexibility for use as a holiday let or as accommodation for dependent relatives on a more permanent basis.

## SUMMARY:

Spooners is a truly remarkable property, offering an exceptional standard of contemporary living in a desirable village location. With its spacious, well-appointed rooms, luxurious finishes and additional detached annexe, this home is perfect for modern family life and offers tremendous flexibility to suit a variety of needs.

This unique property combines a tranquil setting with easy access to local amenities, making it an ideal choice for those seeking a blend of rural charm and modern convenience.

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

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

**EPC Rating: D**

**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

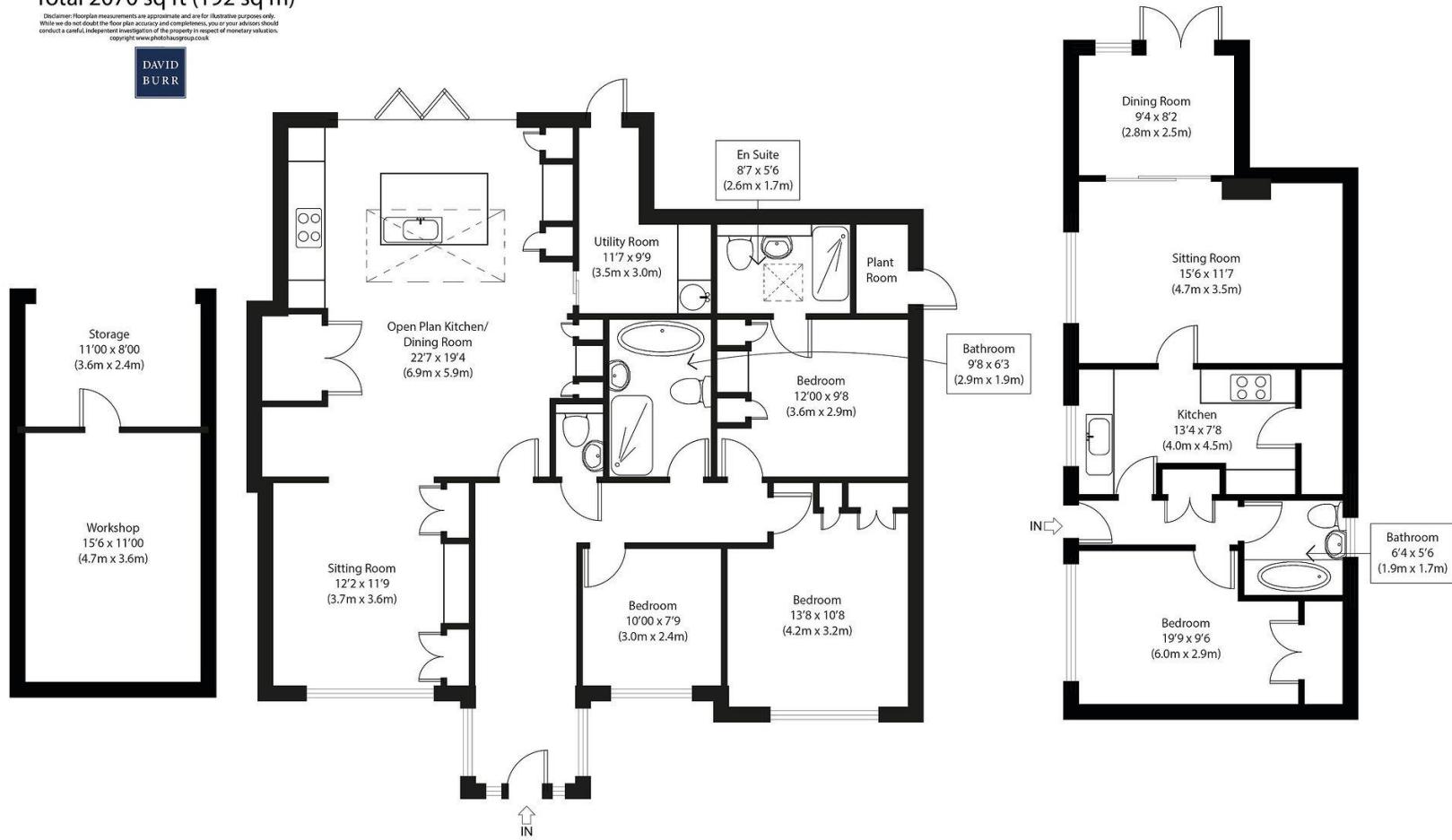
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245.

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Approximate Gross Internal Area  
 Main House 1305 sq ft (121 sq m)  
 Outbuildings 765 sq ft (71 sq m)  
 Total 2070 sq ft (192 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.photoaugroup.co.uk



Ground Floor

Annexe











