



**Roman Fields  
Woolpit**

**DAVID  
BURR**







# 3 Roman Fields, Woolpit, Suffolk, IP30 9RX

Woolpit is a vibrant and picturesque village celebrated for its rich history and beautiful period architecture. Dominating the skyline is the majestic parish church of St Mary, a landmark of architectural and historical significance. The village itself provides an excellent array of amenities, including a post office with a village store, a primary school, a bakery, a coffee shop, a hairdresser, a doctor's surgery, a garage with a shop, and a welcoming public house. The A14 trunk road skirts the village, offering swift access to nearby destinations such as the cathedral town of Bury St Edmunds, just 10 miles away, and Stowmarket, 7 miles distant. Stowmarket also provides a convenient commuter rail link to London's Liverpool Street station.

Tucked away in a quiet cul-de-sac at the heart of this sought-after village, this delightful semi-detached bungalow offers spacious living accommodation and generously proportioned bedrooms, making it a comfortable and welcoming home. Surrounded by gardens on three sides, the property enjoys an enviable position within easy reach of the village amenities and excellent transport links via the A14. The property is offered with the benefit of no onward chain.

## A charming semi-detached bungalow in the highly desirable village of Woolpit, featuring spacious living areas and being offered with no onward chain.

**ENTRANCE HALL:** A welcoming and practical space with doors leading to Bedroom One, Bedroom Two, the Shower Room, Sitting Room, and two useful storage cupboards.

**SITTING ROOM:** A bright and inviting reception room with a front aspect, coved ceiling, and a gas fire serving as the focal point of the room. Doors leading to both the entrance hall and the kitchen.

**KITCHEN:** A well-appointed kitchen featuring a range of fitted wall and base units with worktops and part-tiled splashbacks. The room includes a rear aspect, an internal window to the conservatory, and access to the rear hall. There is space for a freestanding cooker and an upright fridge/freezer, plumbing for a washing machine or tumble dryer, and a sink with drainer and mixer tap. A designated breakfast area completes this functional and inviting space.

**REAR HALL:** Provides access to the conservatory and kitchen, along with a large storage cupboard.

**CONSERVATORY:** An excellent additional living space, featuring windows to three aspects and double doors that open onto the garden. Internal windows to

the kitchen and Bedroom One create a light and airy atmosphere. The conservatory also includes wall lighting.

**BEDROOM ONE:** A generously proportioned double bedroom with a coved ceiling and a side aspect window, offering plenty of natural light.

**BEDROOM TWO:** A comfortable second bedroom with a coved ceiling and a front aspect.

**SHOWER ROOM:** A modern and stylish shower room, fitted with a double shower cubicle with part-tiled surrounds, a pedestal wash hand basin, and a W.C.

### Outside

**Front Garden:** The front garden is thoughtfully designed for low maintenance, enclosed by half-height fencing with a gated entrance. A pathway leads to the front door, and there is additional access to the rear. A striking magnolia tree takes pride of place, surrounded by shingle-covered areas.

**Rear Garden:** The rear garden offers privacy and charm, bordered by fences

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and hedges. Predominantly laid to lawn, it includes a patio area adjacent to the property, edged with a low-level wall. A wooden shed, a shingle area, and carefully selected shrubs complete this delightful outdoor space.

**SERVICES:** Mains water, electricity, gas and drains.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council

**COUNCIL TAX:** Band A

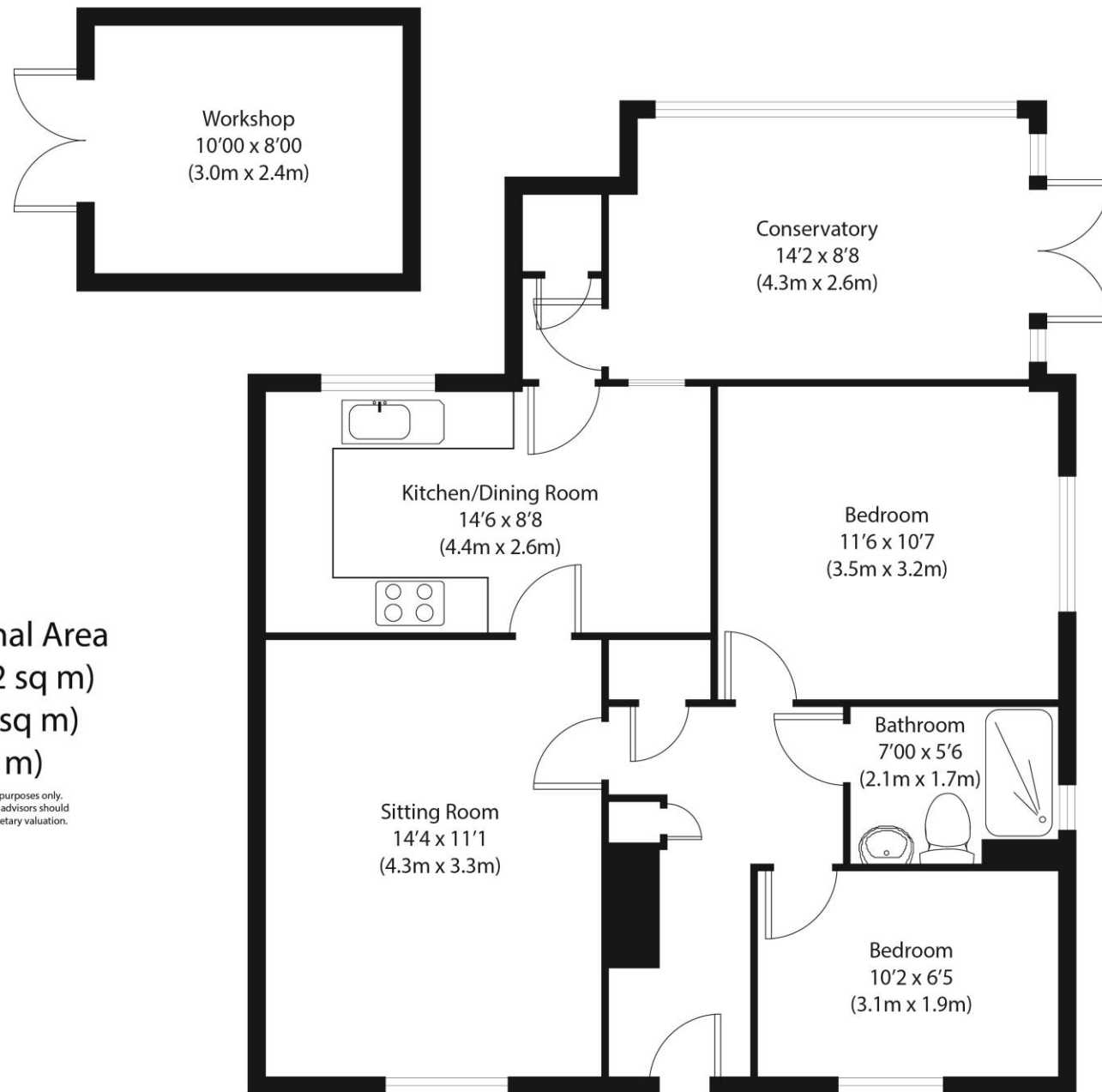
**EPC RATING:** D

**BROADBAND AND 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

**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 whatsoever 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.





Ground Floor

Approximate Gross Internal Area

Main House 775 sq ft (72 sq m)

Outbuilding 80 sq ft (7 sq m)

Total 855 sq ft (79 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.photohausgroup.co.uk

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