



**Wrights Way, Woolpit
Suffolk**

**DAVID
BURR**



7 Wrights Way, Woolpit, IP30 9TY.

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 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 well-presented four-bedroom detached home, ideally situated in the heart of this thriving Suffolk village. This delightful property offers a wonderful balance of modern convenience and traditional charm, making it a superb choice for families and professionals alike. The light and airy accommodation is well-proportioned, with generous living spaces that flow effortlessly, creating a comfortable and practical home. With a desirable rear garden, the outdoor space provides an inviting setting for relaxation and entertaining, while the property's excellent access to local amenities ensures everyday convenience. Positioned within a short stroll of Woolpit's village centre, this home enjoys the best of both worlds.

A beautifully presented four-bedroom detached home in the heart of Woolpit, offering generous living spaces and excellent access to local amenities.

ENTRANCE HALL:

A welcoming entrance with stairs rising to the first floor and space under stairs.

DINING ROOM (2.73m x 2.70m)

A well-proportioned room enjoying views over the front garden.

SITTING ROOM (5.56m x 3.33m)

A bright and spacious reception room with views over the rear garden. Doors leading to the conservatory

CCONSERVATORY (2.7m x 2.44m)

A delightful addition to the property, offering excellent garden views. Featuring French doors opening onto the rear terrace.

KITCHEN (2.69m x 2.69m)

Fitted with a range of matching wall and base units under work surfaces, incorporating a white sink with mixer tap. Integrated appliances include a Neff eye-level double oven, Neff four-ring gas hob with extractor unit, dishwasher, and fridge. Window overlooking side elevation

UTILITY ROOM (2.73m x 1.78m)

A generous and practical space, fitted with additional storage units, a stainless-steel sink with mixer taps, and space/plumbing for a washing machine, tumble dryer, and freezer. Door leading to the rear garden.

CLOAKROOM With a window to the side aspect, fitted with a W.C. and wash hand basin.

FIRST FLOOR Landing With a storage cupboard and access to all bedrooms and the family bathroom.

MASTER BEDROOM (4.17m x 2.74m)

A spacious and well-lit principal bedroom with a window to the rear.

EN-SUITE

Fitted with a vanity unit incorporating a wash hand basin, W.C and Bath with shower over. Heated towel rail.

BEDROOM ONE (3.31m x 2.73m)

A well-sized double bedroom with a window overlooking the rear garden.

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BEDROOM THREE (2.76m x 2.74m) A comfortable bedroom with a front-facing aspect.

BEDROOM FOUR (2.72m x 2.06m) Currently utilised as an office but offering ample space as a fourth bedroom. Window to the front aspect.

FAMILY BATHROOM Fitted with a modern white suite comprising a panelled bath, W.C., and wash hand basin.

Outside

The property is approached via driveway and a private parking area, offering off-road parking for two vehicles and access to the double garage.

The front garden is mainly laid to lawn, complemented by well-stocked flower beds bordering the property. The rear garden is a particular highlight, featuring a generous lawn surrounded by mature flowering beds and shrubs. There are also two terraces/ patios offering space for outside entertainment and a feature pond. A side gate provides access to the front of the property.

SERVICES: Mains water, electricity and drains. Gas fired central heating.

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band D

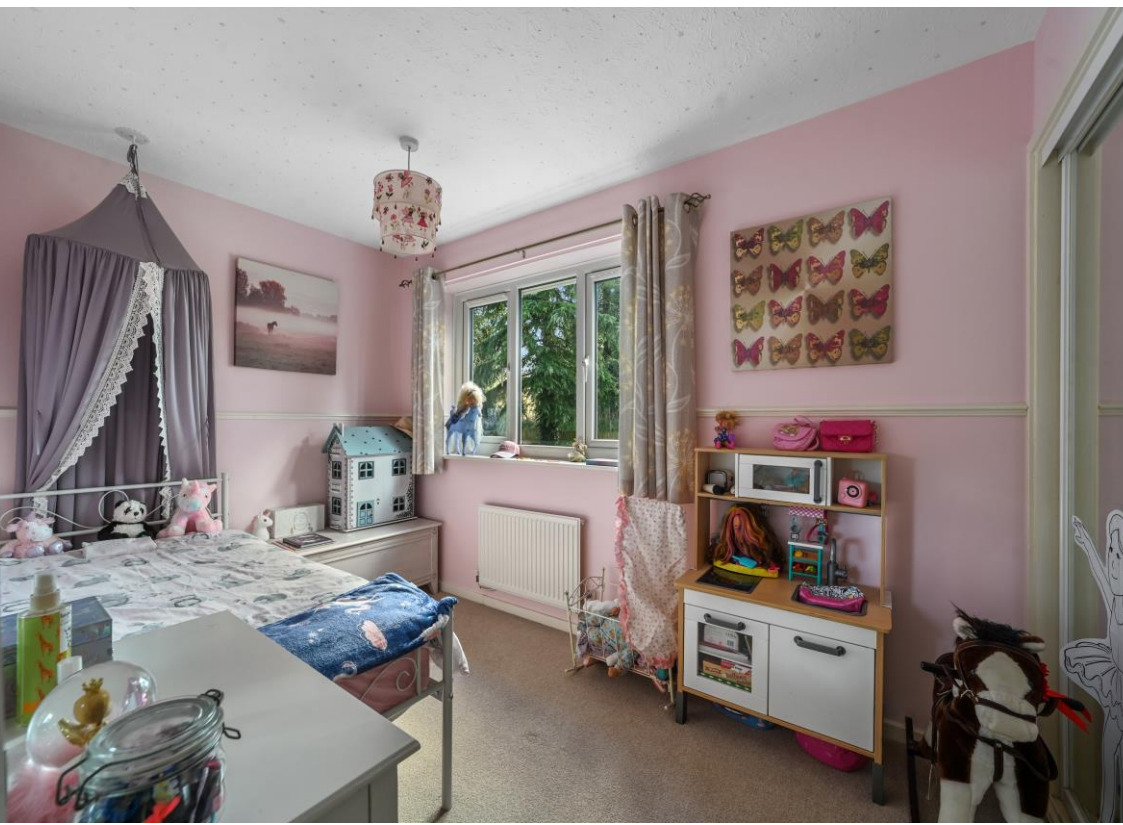
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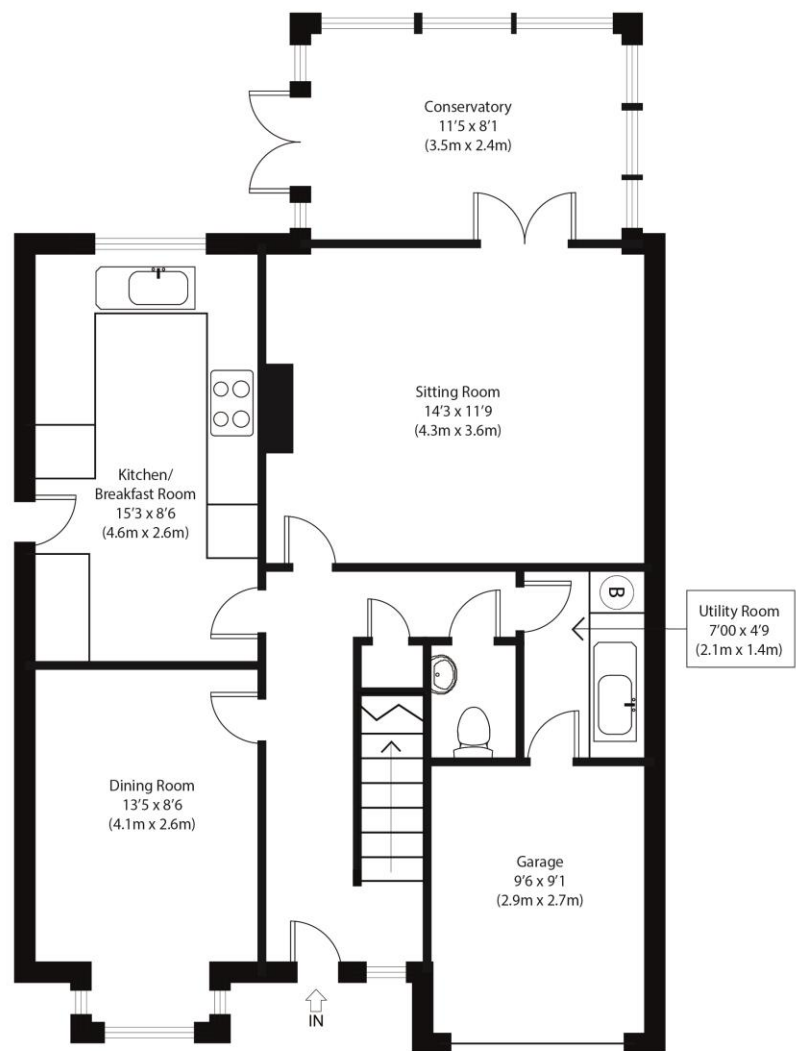
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

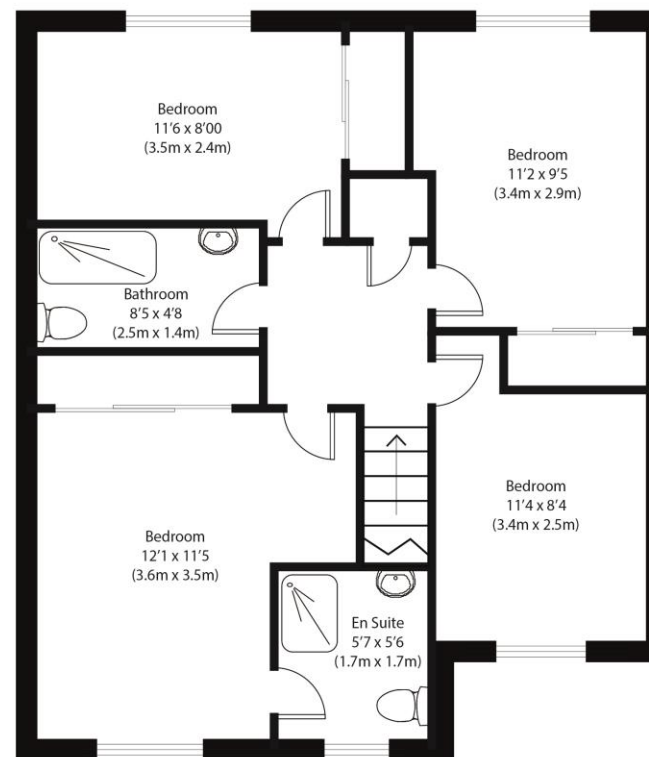
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Ground Floor



First Floor

Approximate Gross Internal Area
1345 sq ft (125 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.
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