



**Hay Barn Meadow, Woolpit  
Suffolk**

**DAVID  
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# 3 Hay Barn Meadow, Woolpit, IP30 9TU.

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 beautifully presented family home offering over 1,800 sq. ft. of impressive and versatile living space, thoughtfully designed for modern family life. Set in a highly sought-after location, the property boasts generously proportioned rooms, stylish interiors, and a well-maintained outdoor space, ensuring both comfort and convenience. With contemporary finishes throughout and a welcoming atmosphere, this home is an ideal choice for families or individuals seeking a well-connected residence.

## A substantial four-bedroom detached house designed for comfort and convenience within this highly sought after Suffolk village

**ENTRANCE HALL** – An inviting area with a bright and airy feel, featuring a staircase leading to the first floor and access to the main living areas. The hallway provides a practical yet stylish introduction to the home, with space for coats, shoes, and additional storage if required.

**SITTING ROOM** (19'9" x 11'9" / 6.0m x 3.6m) – A spacious and inviting living area, perfect for relaxation and entertaining. The room features large windows that flood the space with natural light, creating a bright and airy atmosphere. Double doors lead to the conservatory, seamlessly blending indoor and outdoor living.

**DINING ROOM** (12'9" x 8'9" / 3.9m x 2.7m) – Ideally positioned between the kitchen and sitting room, the dining room provides an excellent setting for family meals and dinner parties.

**KITCHEN** (19'9" x 10'9" / 6.0m x 3.3m) – This modern and stylish kitchen is designed for both practicality and aesthetics. Featuring sleek, handleless cabinetry in a muted neutral tone, the kitchen offers ample storage and workspace. An eye-level double oven, an integrated dishwasher, and an under-counter fridge/freezer provide convenience, while the one and a half bowl sink unit with a mixer tap is positioned beneath a large window overlooking the rear garden.

**CONSERVATORY** (11'4" x 10'2" / 3.4m x 3.1m) – A bright and airy extension of the living space, offering views of the garden. Ideal for use as a secondary sitting area or a peaceful retreat.

**FAMILY ROOM/BEDROOM** (16'2" x 14'1" / 4.9m x 4.3m) – A versatile room that can be adapted as a playroom, office, or additional living space. Its generous size allows for multiple uses.

### LEADING TO:

**GROUND FLOOR SHOWER ROOM/WET ROOM** (8'2" x 8'0" / 2.5m x 2.4m) – A convenient and well-appointed shower room with modern fittings.

**UTILITY ROOM** (8'2" x 8'2" / 2.5m x 2.5m) – Providing extra storage and laundry facilities, this space ensures household tasks are kept separate from the main living areas.

### FIRST FLOOR:

**LANDING** – A welcoming area that provides access to all four bedrooms and the family bathroom. This space also includes a useful storage area for added convenience.



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**PRINCIPLE BEDROOM** (14'2" x 9'8" / 4.3m x 2.9m) – A spacious and tranquil main bedroom, featuring a private en-suite and ample room for storage.

**EN-SUITE** (9'7" x 5'7" / 2.9m x 1.7m) – A modern en-suite bathroom with a stylish bath/shower combination, wash basin, and WC.

**BEDROOM TWO** (13'0" x 9'0" / 3.9m x 2.7m) – A well-sized double bedroom, ideal for guests or family members.

**BEDROOM THREE** (9'7" x 8'7" / 2.9m x 2.6m) – A comfortable bedroom with plenty of space for storage and furnishings.

**BEDROOM FOUR** (9'0" x 6'7" / 2.7m x 2.0m) – A versatile space, perfect for use as a study, nursery, or additional bedroom.

**FAMILY BATHROOM** (8'9" x 6'6" / 2.7m x 2.0m) – A stylish bathroom with a bath, wash basin, and WC, serving the additional bedrooms.

## Outside

The property is approached via a generous driveway providing ample off-road parking, complemented by a neatly maintained lawn. A part garage with a roller shutter door offers additional storage. Side access leads to the rear garden, which is predominantly laid to lawn and features a well-placed decked terrace adjacent to the property—ideal for entertaining or alfresco dining. The remainder of the garden is enhanced by a variety of flowering borders, adding colour and interest throughout the seasons.

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

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

**COUNCIL TAX: Band E**

**EPC RATING: TBC**

**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.



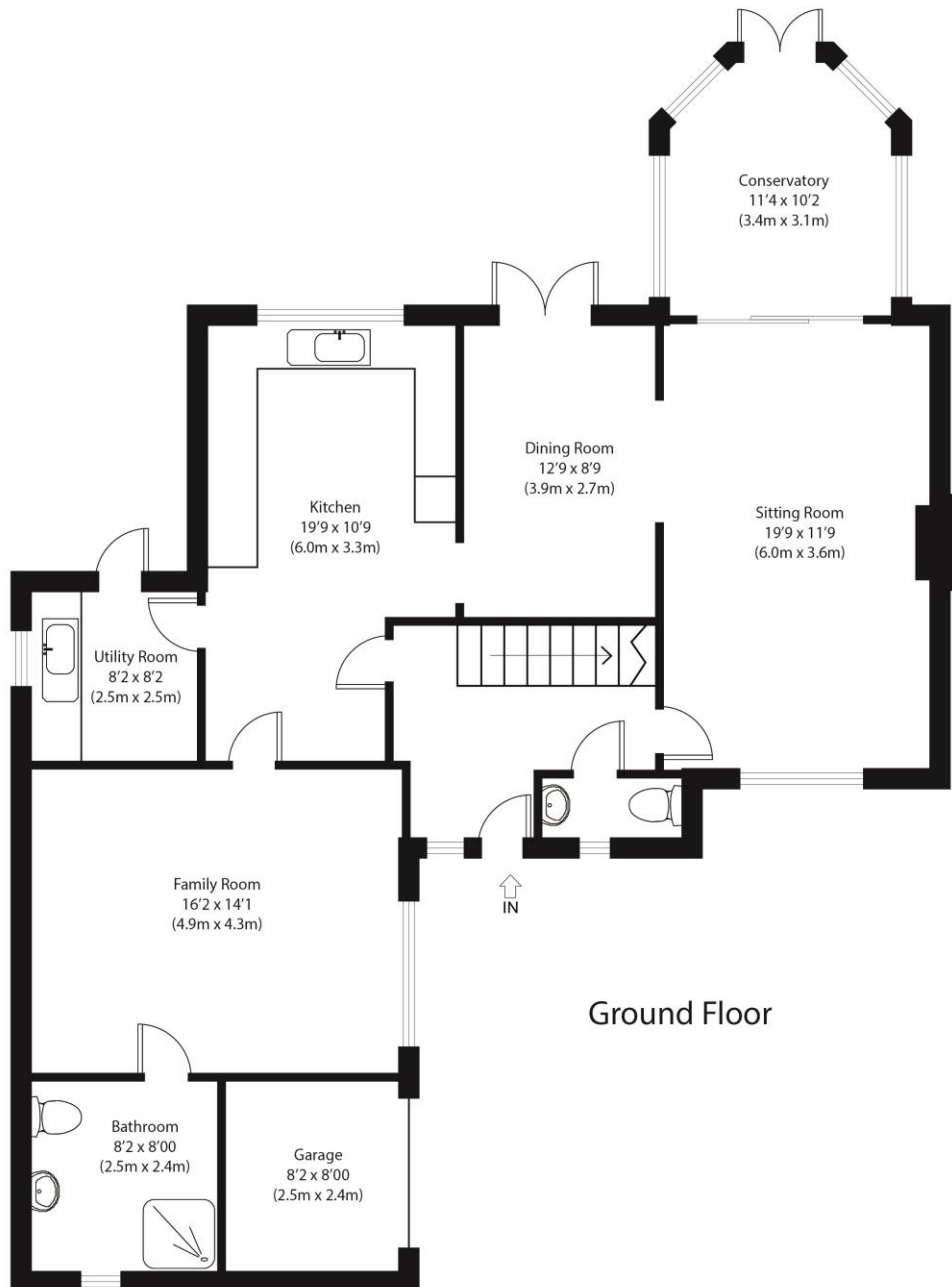




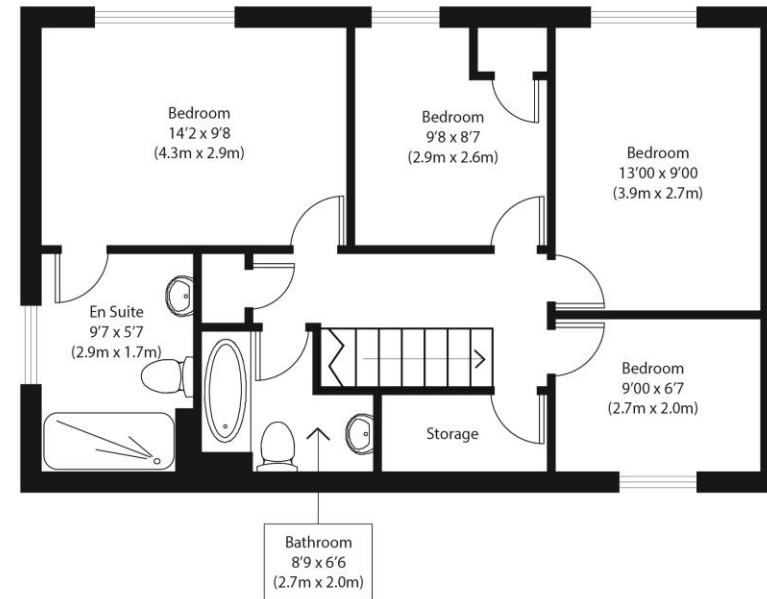
## Approximate Gross Internal Area 1890 sq ft (176 sq m)

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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Ground Floor



First Floor



