



**Saffrons, Woolpit  
Suffolk**

**DAVID  
BURR**





# Saffrons, Bury Road, Woolpit, IP30 9SB.

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 splendid and excellently proportioned four bedroom detached home, Saffrons effortlessly combines generous living spaces with modern convenience, making it an enticing prospect for a variety of buyers. Recently improved with new floor coverings, the property now boasts a superb kitchen with matching utility room, and a new family shower room suite. Positioned towards the edge of this highly desirable Suffolk village, the property is just a short distance from all local amenities and is being offered with no onward chain. Saffrons presents an ideal opportunity to enjoy village life while offering plenty of scope for future personalisation.

## **Saffrons offers a perfect blend of spacious living accommodation and modern upgrades, situated in this highly sought-after Suffolk village. The property is offered with no onward chain.**

**ENTRANCE HALL** A welcoming entrance hall providing access to the principal reception rooms and staircase to the first floor with understairs storage cupboard.

**SITTING ROOM** A spacious reception room with front aspect and featuring an Electric fireplace that creates the main focal point of the room. A large opening lead through to the Dining area.

**DINING ROOM** Ideal for formal dining or everyday family meals, this generously sized room offers versatility, with sliding patio doors providing direct access to the rear garden perfectly positioned for alfresco dining.

**KITCHEN** Recently upgraded and well-appointed, the kitchen offers a range of matching wall and base units under wooden worktops that incorporate a one and a sink unit with single drainer and mixer tap. Spaces for freestanding cooker and under-counter fridge/freezer. Rear aspect and a door opening to the Utility Room.

**UTILITY ROOM** A continuation of the kitchen units that providing additional base units and wooden work surfaces, along with space for a washing machine. The utility room adds further practicality, featuring a large built-in storage

cupboard and a personal side door that opens to the rear garden. A further door gives access to the integral garage.

**CLOAKROOM** A useful ground-floor cloakroom with WC and wash basin.

### **FIRST FLOOR**

**LANDING** A bright and open landing with access to all bedrooms, the family bathroom and a storage cupboard.

**BEDROOM ONE** A generously sized main bedroom benefiting from front aspect with a door leading to the ensuite.

**EN-SUITE** Fitted with a panelled bath having shower attachment over and part tiled surround. Wash hand basin, and a W.C.

**BEDROOM TWO** A further spacious double bedroom with front aspect.

**BEDROOM THREE** A well-proportioned third bedroom in similar size to bedroom two that is ideal as a child's room, guest room. With rear aspect.

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**BEDROOM FOUR** A versatile room located to the front of the property that would lend itself to a home office if so required.

**FAMILY SHOWER ROOM** Serving the first-floor accommodation, this recently upgraded suite now includes a large walk-in shower, wash hand basin, and a WC.

## Outside Space

Set away from the road and accessed via a private driveway, providing off-street parking, the property is set in an inviting position. The front garden is landscaped with a well-maintained lawn, flowering borders, and mature shrubs and hedging, creating a delightful first impression. A side gate offers convenient access to the rear.

## Integral Garage

With up and over door to the front, power and light connected and an internal door opening to the utility room.

The rear garden is a delightful space, featuring a spacious terrace area immediately adjacent to the property perfect for al fresco dining and entertaining on warm summer days. Beyond the terrace, a lawn area is flanked by flowering borders, adding both colour and texture to the landscape. At the rear of the garden, a summerhouse is ideally positioned, providing an excellent retreat and a lovely vantage point to enjoy the surroundings.

**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

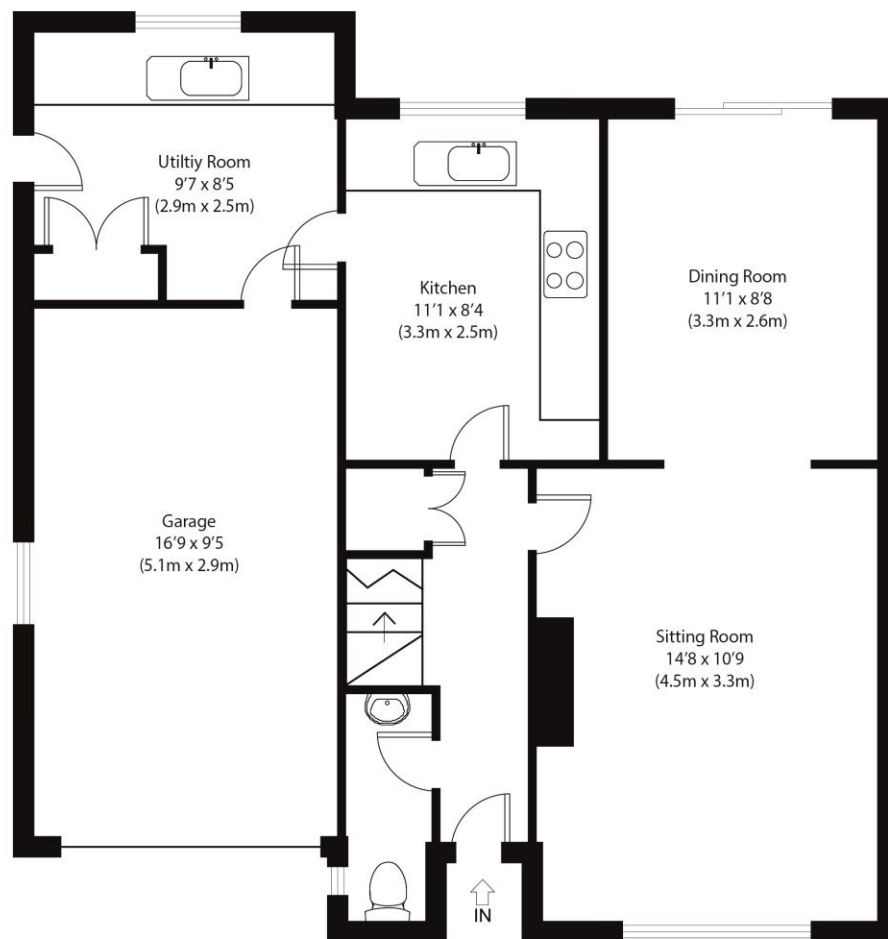
**EPC RATING:** D

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

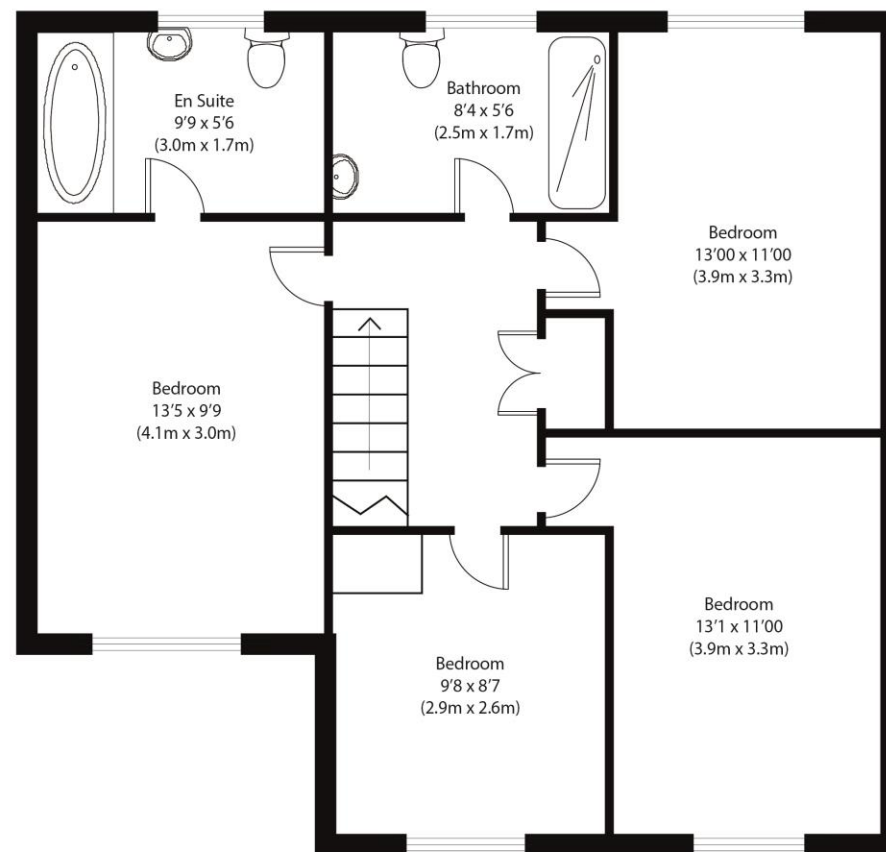
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Ground Floor



First Floor



Approximate Gross Internal Area  
1375 sq ft (128 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

