



**Woolpit
Suffolk**

**DAVID
BURR**



1 Oaklands, Woolpit, IP30 9QF

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.

Set within an exclusive close of just four detached homes, 1 Oaklands enjoys a tucked-away yet highly convenient location close to the heart of Woolpit—one of Mid Suffolk's most well-served and sought-after villages. This well-maintained family home offers just under 1,500 sq. ft. of versatile accommodation arranged over two floors, combining spacious reception areas with four bedrooms, a recently updated kitchen and a delightful private garden.

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Key Features

- **Exclusive cul-de-sac of only four detached homes**
- **Prime village location within walking distance of local amenities**
- **Four double bedrooms**
- **Recently refurbished kitchen with glazed doors to the garden**
- **Dual-aspect sitting room with open fireplace and patio doors**
- **Separate study/snug offering flexibility for home working or playroom or downstairs bedroom.**
- **Detached double garage with electric door and driveway with ample parking**
- **Enclosed west-facing rear garden with patio and mature borders**

ACCOMODATION: The front door opens into a spacious entrance hall with useful under-stairs storage, built-in cupboard, and a ground floor cloakroom with WC and wash basin.

The kitchen/dining room, recently upgraded, forms the heart of the home with a modern range of wall and base units, integrated double oven/ microwave

oven and hob, and an inset sink with mixer tap with filtered water. Glazed patio doors open onto the garden, making this an ideal space for everyday family life and entertaining. A **UTILITY ROOM** adjoins the kitchen, offering further storage, space for white goods, and an external door to the side.

The triple-aspect sitting room is a bright and welcoming space with an open fireplace and further patio doors to the garden. A separate reception room, currently used as a study, offers ideal flexibility—equally suited to use as a snug, home office or playroom or downstairs bedroom.

Upstairs, a generous landing with airing cupboard leads to four bedrooms. Two of the rooms feature built-in wardrobes, while the principal bedroom also enjoys the benefit of an en suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside

The property is approached via a gravel driveway providing off-road parking for multiple vehicles, leading to a detached double garage. The front garden is screened by mature hedging, with lawn and well-tended borders. The west-facing rear garden is a real highlight, enjoying the afternoon and evening sun. A large patio sits adjacent to the house, ideal for outdoor dining, with a lawn beyond

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bordered by a variety of mature shrubs and plants. To the side of the garage is a useful gravelled area, ideal for secure additional vehicle storage or utility space.

This is a rare opportunity to acquire a substantial, well-proportioned home in a prime village setting—ideal for families seeking a balance of countryside living with easy access to village amenities and nearby transport links.

SERVICES: Mains water, electricity, gas fired central heating and mains drainage.

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band E

EPC RATING: C

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

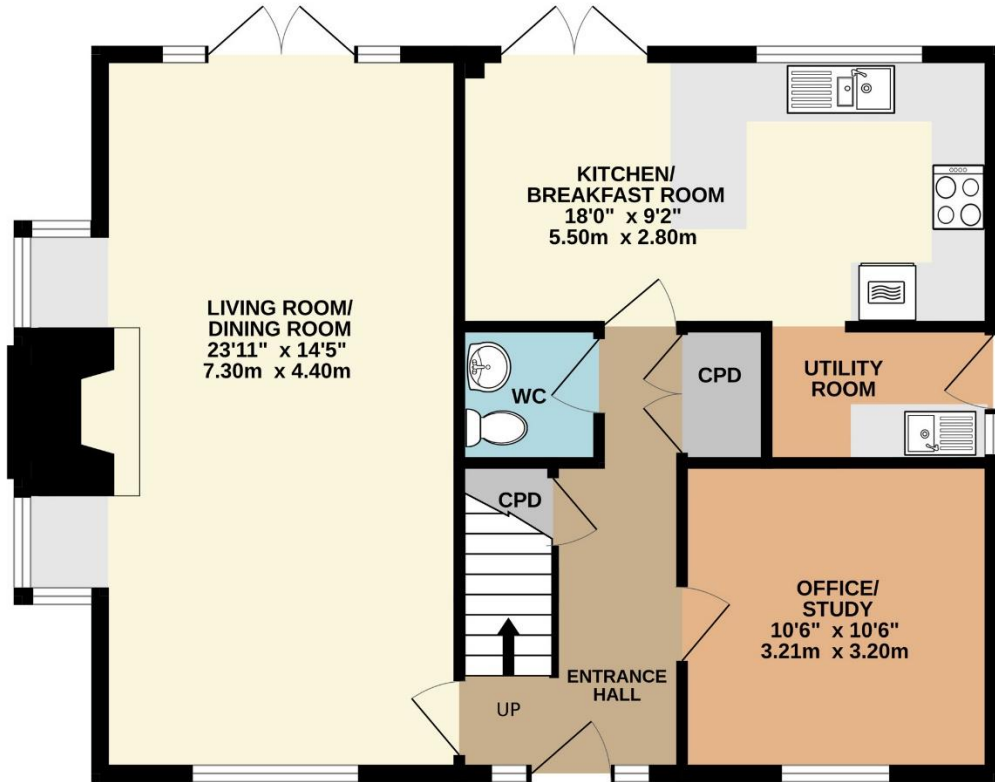
VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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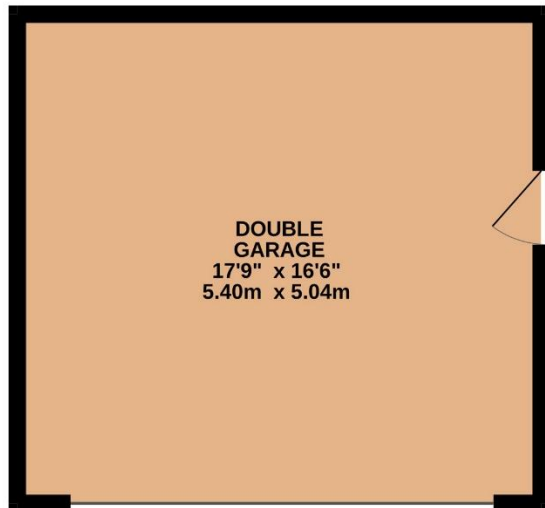
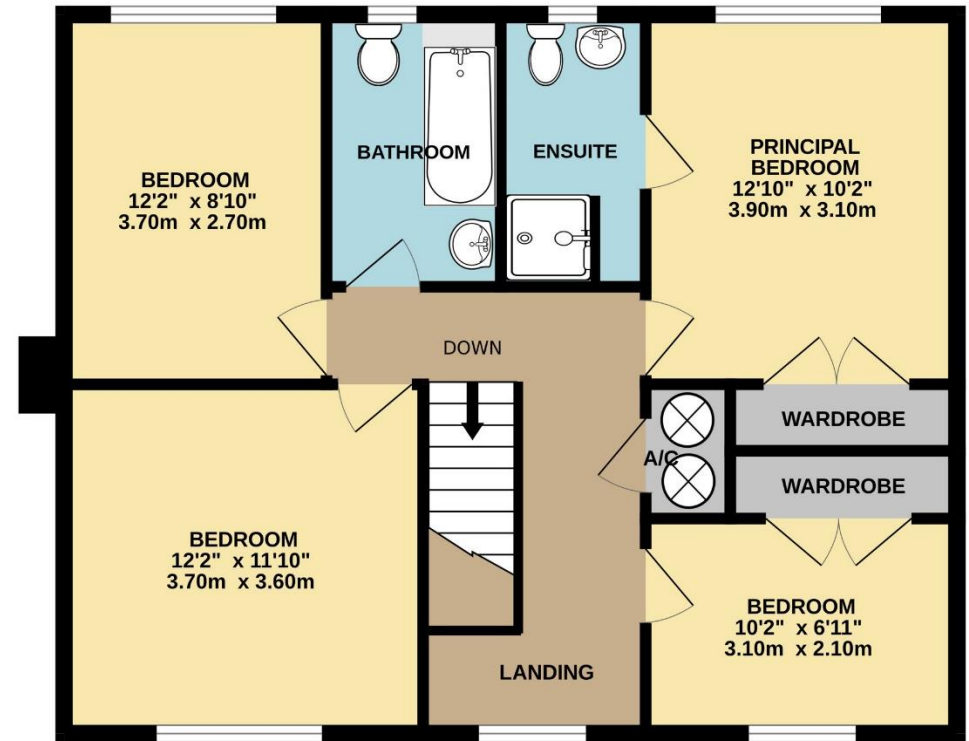




GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA (approx.)

Accommodation: 1469 sq.ft (136.5 sq.m) - Garage: 313 sq.ft (29.1 sq.m)
Measurements are approximate. Not to scale. Illustrative purposes only.
Produced for David Burr Estate Agent.

