



Woolpit
Suffolk

DAVID
BURR



2 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.

An impressively proportioned family home offering generous accommodation throughout, including four bedrooms, three reception rooms, a spacious kitchen/breakfast room, and a conservatory. The house is positioned within a popular cul-de-sac in this highly sought-after village of Woolpit, located only a short distance from all of its amenities. Externally, the property benefits from a double garage and a private garden, all situated in a well-regarded residential setting.

Well-appointed family home ideally located in a sought-after Woolpit cul-de-sac.

ENTRANCE HALL: A welcoming entrance hall with staircase rising to the first floor, access to the principal reception areas and ground floor cloakroom.

LIVING ROOM: 19'8" x 11'10" (6.00m x 3.60m)

A well-proportioned dual aspect reception room with a delightful feature fireplace that creates the main focal point of the room. Sliding doors open through to the adjoining conservatory and a further set of French style doors open to;

DINING ROOM: 12'10" x 8'10" (3.90m x 2.70m)

Positioned between the living room and kitchen, ideal for formal dining or family meals and having rear aspect of the garden. French doors lead back to the Living Room and a further door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 19'8" (max) x 19'8" (max) (6.00m x 5.99m) A well-conceived L-shaped room offering two clearly defined areas, with the kitchen fitted with an extensive range of wall and base units set beneath work surfaces that incorporate a one and a half bowl sink unit with mixer tap, an eye-level oven and grill, and a four-ring gas hob with extractor hood above. There is space for a dishwasher, while a wide opening leads through to the dedicated breakfast area, which provides space for a freestanding tall fridge/freezer and gives access to both the utility room and a

large walk-in store room/Study area. A further external door opens directly to the rear garden.

STORE ROOM/STUDY AREA: 7'7" x 5'3" (2.30m x 1.60m)

A versatile front-aspect space that would serve well as a storeroom or, as previously used by the current owners, a study area.

UTILITY ROOM: 8'6" x 5'3" (2.60m x 1.60m)

Fitted with wall and base units under work preparation surfaces that incorporates a sink unit with single drainer and mixer tap. Space and plumbing for washing machine. A external door giving side access. This room houses the boiler.

CCONSERVATORY: 12'6" x 11'6" (3.80m x 3.50m)

A superb additional reception space located off of the Living Room with views over and access to the garden, ideal for enjoying the outdoors year-round.

CLOAKROOM: Fitted with WC and hand wash basin with mixer tap. A useful convenience for guests.

FIRST FLOOR: Landing

A spacious landing providing access to all bedrooms and bathroom, with large cupboard and a loft access.

4 Hay Barn Meadow, Woolpit, IP30 9TU.

MASTER BEDROOM: 13'9" x 9'6" (4.20m x 2.90m)

A bright double room with rear aspect and benefiting from an en suite bathroom.

EN SUITE: Fitted with a panelled bath having mixer tap with shower attachment, WC, wash hand basin and a heated towel rail.

BEDROOM TWO: 12'10" x 8'10" (3.90m x 2.70m)

Another generous double room with rear aspect window.

BEDROOM THREE: 9'6" x 8'10" (2.90m x 2.70m)

A comfortable double or large single room, currently utilised as a guest bedroom or study with a built-in cupboard.

BEDROOM FOUR: 8'10" x 6'7" (2.70m x 2.00m)

A versatile room Ideal as a child's bedroom, nursery or home office.

SHOWER ROOM: Fitted with shower cubicle having part tiled surround, WC, wash hand basin with mixer tap and a heated towel rail.

Outside

The property is set behind a half-height brick wall, with access to a generous private driveway providing off-road parking for multiple vehicles. This in turn leads to an attached double garage with two up-and-over doors, power, and light connected. The front garden is attractively planted with a variety of mature shrubs and climbing plants, offering seasonal colour throughout the year.

To the rear, the property enjoys a particularly well-tended and manicured garden, predominantly laid to lawn with well-stocked borders and mature trees creating a wonderful sense of privacy and seclusion. A paved terrace provides the ideal setting for outdoor dining and entertaining, while the established planting and gently screened boundaries offer a tranquil **garden setting**.

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 E

EPC RATING: D

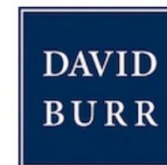
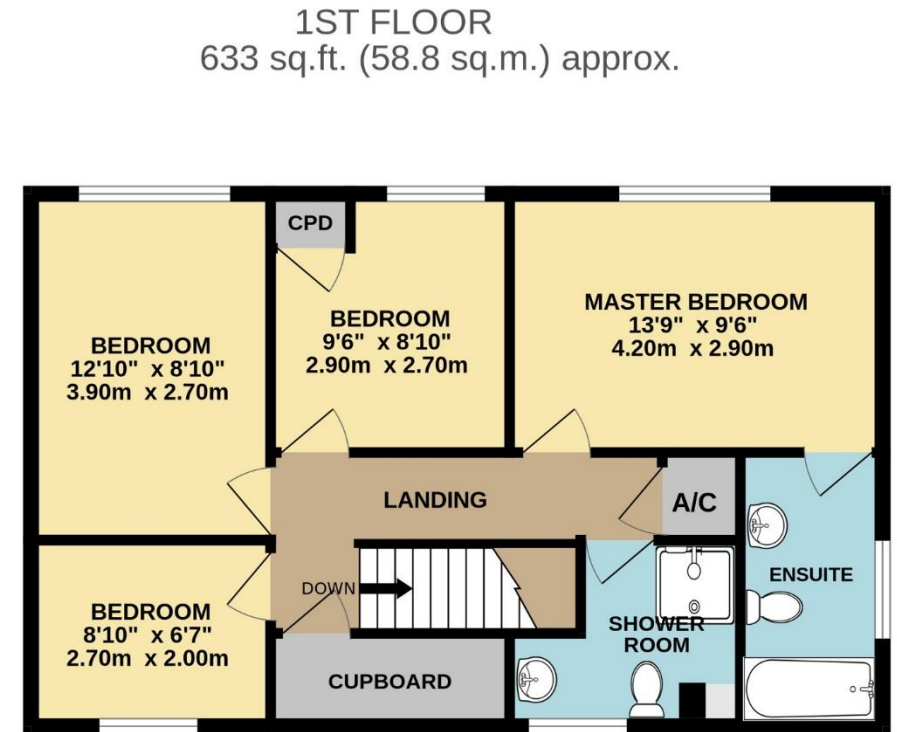
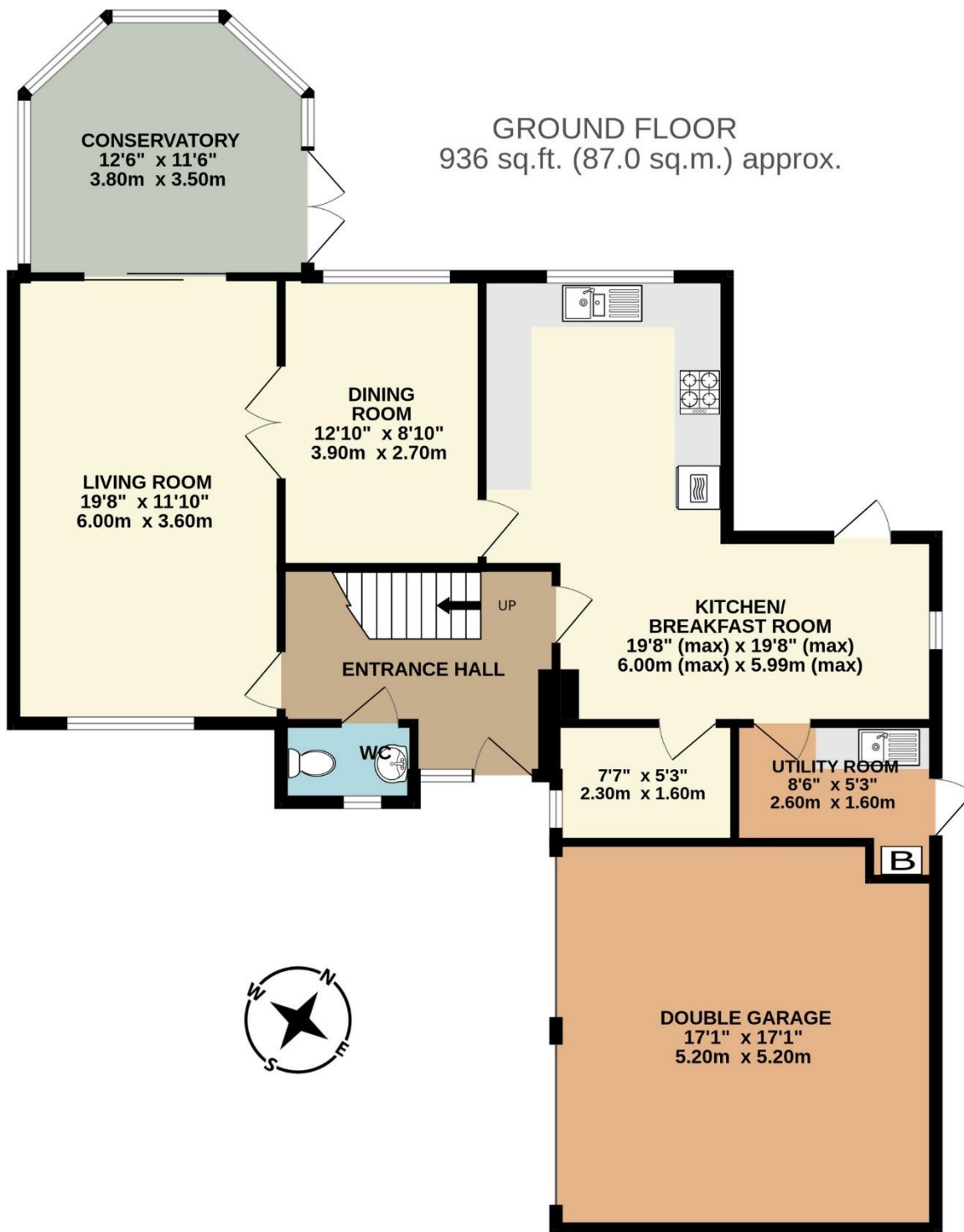
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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.







TOTAL FLOOR AREA (approx.)

Accommodation: 1569 sq.ft (145.0 sq.m) - Garage: 291 sq.ft (27.0 sq.m)

Measurements are approximate. Not to scale. Illustrative purposes only.

Produced for David Burr Estate Agent.

