



Briar Hill
Woolpit, Suffolk

**DAVID
BURR**

32 Briar Hill, Woolpit, Suffolk, IP30 9SD.

Woolpit is one of Suffolk's best-known and most sought-after villages, renowned for its attractive mix of period and modern housing, excellent local amenities, and strong sense of community. Within walking distance of the property, the village centre offers a well-stocked Co-op, a Post Office, public house, tea room, gift shop, doctor's surgery, pharmacy, primary school, and village hall. There's also a tennis club, cricket pitch, and scenic walks on the edge of the village. Schooling in the area is well-regarded, with Woolpit Primary School feeding into Thurston Community College. Several highly rated independent schools—including Culford, Finborough and Ipswich School—are also within comfortable reach. Woolpit is ideally placed for commuting. The A14 is less than a mile away, offering quick access to Bury St Edmunds, Stowmarket, Ipswich, and Cambridge. Stowmarket railway station (approximately 15 minutes' drive) provides direct services to London Liverpool Street in under 90 minutes.

Situated on one of Woolpit's most desirable roads, this detached four-bedroom family home presents a rare opportunity to purchase a generously proportioned property with excellent potential in the heart of a well-served and highly regarded Suffolk village.

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Key features:

- Four bedrooms
- Two reception rooms
- Ground floor shower room and WC
- Family bathroom
- Spacious kitchen
- Double glazed windows and doors
- Gas central heating
- Garage and driveway
- Private rear garden
- Fantastic potential for updating
- Popular village location

Accommodation

The property is thought to be in sound condition throughout but would benefit from cosmetic updating—ideal for buyers keen to personalise their next home.

The spacious reception hall creates an excellent first impression, with stairs rising to the first floor and access to a ground-floor shower room and WC. From here, doors lead to the kitchen and to a well-proportioned sitting room, both of which offer access to the dining room at the rear—forming a sociable, adaptable ground-floor layout.

Upstairs, a generous galleried landing leads to four bedrooms and a family bathroom.

Outside

A private driveway provides off-road parking and access to an attached garage. The front garden is mainly lawned with mature planting. To the rear, the garden is particularly appealing—offering excellent privacy and seclusion, with well-tended lawn, flower beds, and close-board fencing.

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

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

LOCAL AUTHORITY: Mid Suffolk District

COUNCIL TAX: Band E

EPC RATING: TBC

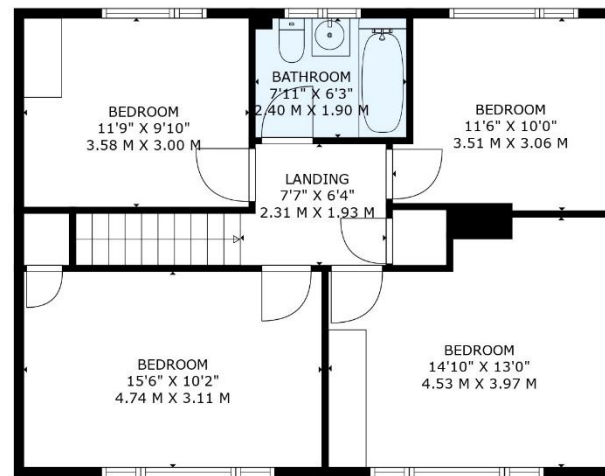
BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

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

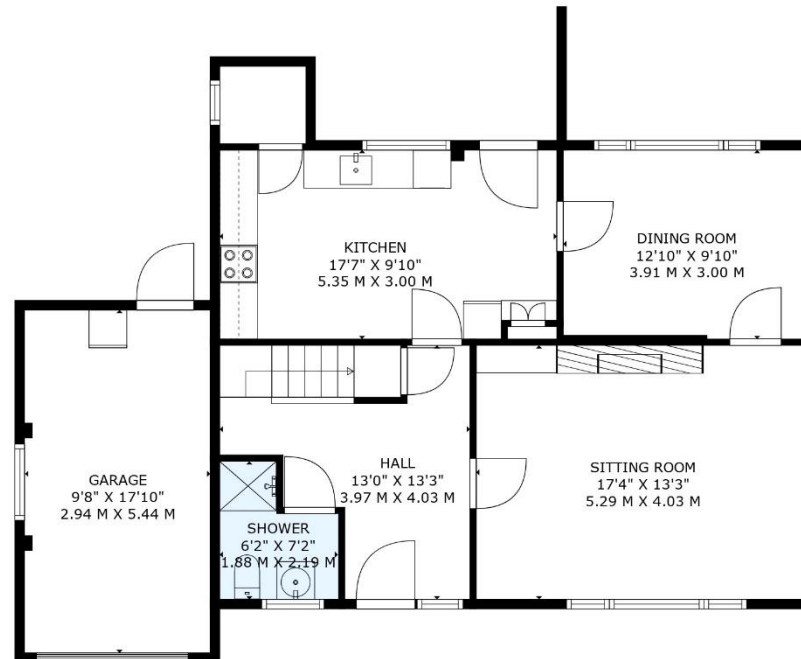
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FLOOR 2



FLOOR 1

TOTAL: 1692 sq. ft, 157 m2
 FLOOR 1: 973 sq. ft, 90 m2, FLOOR 2: 719 sq. ft, 67 m2
 EXCLUDED AREAS: GARAGE: 173 sq. ft, 16 m2
 WALLS: 135 sq. ft, 13 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



