

DAVID
BURR

**34 WRIGHTS WAY, WOOLPIT,
BURY ST EDMUNDS, SUFFOLK, IP30 9TY**



This light, airy and modern house is positioned within a cul-de-sac, in the highly desirable village of Woolpit and only a short walk from local amenities. The property offers well-appointed accommodation and benefits from a picket fenced garden.

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, gift shop, hairdresser, doctor's surgery and public houses. 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.

Guide £700 pcm unfurnished

WOOLPIT (01359) 245245

Castle Hedingham - Clare - Leavenheath - Newmarket - Bury St Edmunds – Long Melford - London SW1
www.davidburr.co.uk

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The property is presented in good decorative order by the current landlord and benefits from a sitting room with front aspect, a kitchen with side aspect with a range of wall and base units, under wooden work surfaces with stainless steel sink inset. There is space for a fridge freezer and washing machine. On the first floor there are two bedrooms and a bathroom fitted with a white suite.

Sitting Room	13'10 x 12'4 (4.2m x 3.8m)
Kitchen	12'3 x 7'8 (3.7m x 1.7m)
Bedroom 1	10'8 x 10'2 (3.2m x 3.1) (to wardrobe)
Bedroom 2	8'11 x 5'1 (2.7m x 1.8)
Bathroom	6'5 x 6'1 (2m x 1.9m)
Garden	

Outside

The property is located behind a picket fenced garden which is mainly laid to lawn with flower and shrub borders. There is an outside storage cupboard

SERVICES: Main water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk

EPC RATING: D

VIEWING: Strictly by prior appointment only through DAVID BURR.

Bury St Edmunds 9 miles

Stowmarket-Liverpool St 90 mins

Stowmarket 7 miles A14 approx. 1 mile

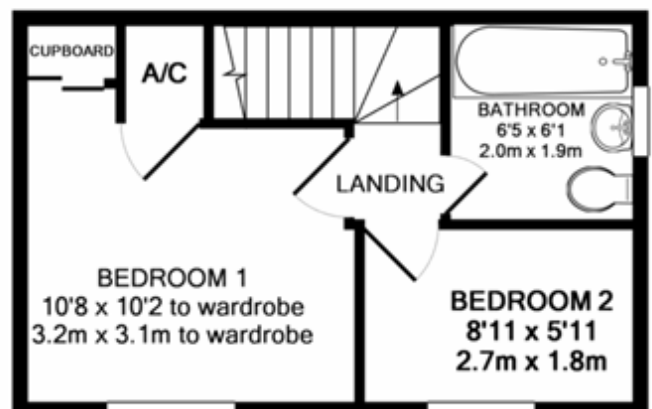
Ipswich 19 miles A143 approx. 7 miles

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy.

One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.



GROUND FLOOR



1ST FLOOR