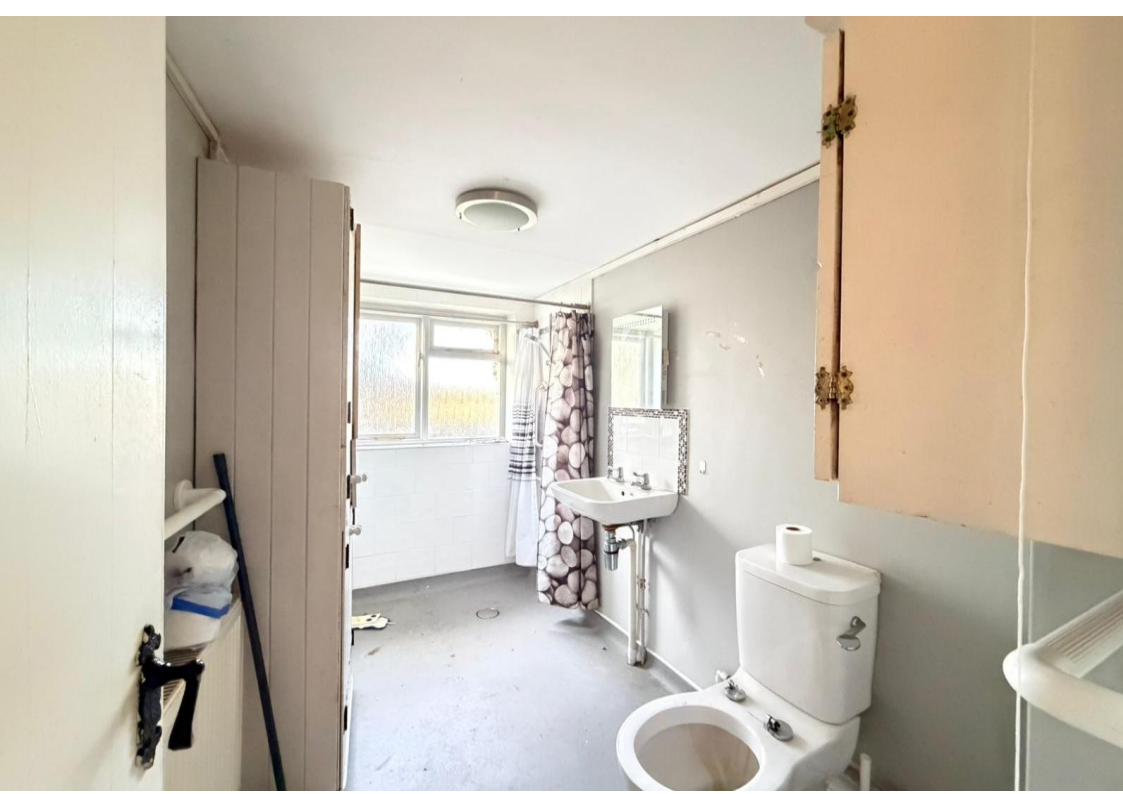




**White Elm Road
Woolpit**

**DAVID
BURR**



10 White Elm Road, Woolpit, IP30 9SQ.

Nestled in the heart of rural Suffolk, the picturesque village of Woolpit offers a perfect blend of historic charm, modern convenience, and countryside tranquillity. Known for its quaint streets, stunning medieval architecture, and strong community spirit, Woolpit is an idyllic location for those seeking a peaceful yet well-connected place to call home. Despite its historic roots, Woolpit offers a range of modern amenities, including, a thriving village shop and post office, traditional pub and tearooms, well-equipped medical centre and pharmacy, A primary school with a strong reputation and A vibrant village hall and community centre, hosting local events and activities.

Set on the edge of Woolpit, just a few minutes' walk from the village centre yet with open countryside directly behind, 10 White Elm Road offers that increasingly rare balance of convenience and rural calm. This two-bedroom semi-detached cottage has already been extended on the ground floor, creating surprisingly versatile accommodation — and it now presents an excellent opportunity for a buyer looking to update, refurbish, or further enhance the space to suit their own style. The property would benefit from a programme of modernisation and improvement, allowing a purchaser to add genuine value.

A charming semi-detached cottage with superb potential, set moments from the heart of the village.

Key Features

- **Semi-detached cottage in a desirable position on the edge of Woolpit**
- **Just a short walk to the village centre and its amenities**
- **Countryside directly behind the property**
- **Two bedrooms and two reception rooms**
- **Sitting room with open fireplace**
- **Kitchen/dining room overlooking the rear garden**
- **Ground-floor extension providing a spacious side entrance hall**
- **Additional ground-floor shower/wet room**
- **Off-road parking and small front garden**
- **Mature rear garden with lawn and established shrub and hedge borders**
- **Excellent opportunity for modernisation, improvement and value enhancement**
- **Quiet, convenient setting with easy access to A14, Bury St Edmunds and Stowmarket**

The property is approached via a small front garden with off-road parking. Inside, the sitting room sits at the front of the cottage — a cosy, characterful space featuring an open fireplace, perfectly suited for winter evenings.

To the rear, the kitchen/dining room enjoys views over the mature garden and is fitted with a selection of base units beneath a work surface. This area provides a solid footprint for modernisation and could easily be reimagined as a bright, open-plan kitchen/living space, subject to the usual permissions.

Extended ground floor providing excellent flexibility

The ground floor extension introduces a generous side entrance hall — ideal for boots, coats and everyday storage — along with a practical shower/wet room complete with WC and wash basin. This additional space is a real asset and opens up various options for future reconfiguration.

Two first-floor bedrooms

Upstairs, there are two bedrooms, both enjoying pleasant outlooks. As with the rest of the property, the first floor offers good scope for updating to suit personal tastes and modern requirements.

A welcoming home with scope to make it your own

10 White Elm Road, Woolpit, IP30 9SQ.

A lovely mature garden backing onto open fields

One of the home's standout features is its rear garden: mature, private and largely laid to lawn with established shrub and hedge borders. The countryside backdrop gives a wonderful sense of space, and the setting is ideal for anyone who enjoys gardening, outdoor dining, or simply the peace of village-edge living.

ERVICES: Mains water, electricity and drains. Oil fired central heating.

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

LOCAL AUTHORITY: Mid Suffolk District Council

COUNCIL TAX: Band B

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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