



DRINKSTONE ROAD WOOLPIT, IP30 9QL FOR SALE

- DETACHED FAMILY HOME
- 3/4 BEDROOMS
- OPEN PLAN LIVING ROOM/DINER
- CHAIN FREE
- SOUGHT AFTER VILLAGE
- FANTASTIC VIEWS
- LOTS OF POTENTIAL
- GARAGE AND DRIVEWAY
- COUNCIL TAX BAND D
- EPC TBC

PRICE
£375,000



GD Estates are delighted to offer to the market this CHAIN FREE 3/4 bedroom detached home in the popular village of Woolpit. The internal accommodation comprises 3/4 bedrooms (ensuite to master), open-plan living room-dining room, kitchen, family bathroom and cloakroom.

Externally there is a large garden room, garage, driveway and wrap-around garden backing onto open fields.

Call now to arrange your viewing!



LOCATION:

Woolpit is an extremely sought after village due to its range of local facilities and also its fantastic transport links. The village boasts a well-stocked shop, a post office, a primary school, a doctor's surgery, and a popular pub.

Situated just off the A14, providing easy access to Bury St Edmunds, Stowmarket, and beyond. Stowmarket railway station offers direct services to London Liverpool Street.

ENTRANCE HALLWAY:

The property is accessed via a partially glazed wooden door into the spacious internal hallway. There are stairs to the first floor, a uPVC window to the side aspect, and one radiator.

LIVING ROOM/DINING ROOM

18' 4" x 20' 0" (5.6 (max)m x 6.1 (max)m)

L-shaped, triple-aspect open-plan living/dining room. uPVC sliding doors lead to the rear garden. Open fire with a brick surround and tiled plinth. The room also features three radiators and uPVC windows to the front, rear, and side aspects.

KITCHEN

18' 0" x 8' 10" (5.5 (max)m x 2.7 (max)m):

Well-equipped kitchen boasting a range of wall-mounted and under-counter cabinets beneath roll-edge granite-effect worktops with complementary tiled splashbacks. Inset stainless steel 1.5 sink with drainer and mixer tap. Space for a fridge freezer, electric oven, and hob with extractor over. Space and plumbing for a washing machine and dishwasher. Two uPVC windows to the front and rear aspects.

CLOAKROOM

5' 10" x 2' 7" (1.8m x 0.8m):

With low level WC, pedestal wash hand basin, one radiator and obscure uPVC window to front aspect.



LANDING:

Access to all first floor accommodation, loft hatch.

BEDROOM 1/BEDROOM 4

12' 5" x 18' 0" (3.8 (max)m x 5.5 (max)m):

Formerly two double bedrooms (each with its own access), the main bedroom now features an L-shape design with large built-in wardrobes, two radiators, and uPVC windows to the front and rear aspects, overlooking open fields.

Reinstating the partition wall would restore the space to two well-proportioned bedrooms.

ENSUITE

Featuring a three-piece white suite comprising a shower cubicle with a mains shower, a pedestal wash hand basin, and a low-level WC. Includes one radiator and an obscure uPVC window to the side aspect.

BEDROOM 2

10' 2" x 8' 10" (3.1m x 2.7m):

Second double bedroom with built in cabinetry, one radiator and uPVC window to front aspect.

BEDROOM 3

8' 10" x 6' 10" (2.7m x 2.1m):

Featuring built-in cabinetry, one radiator, and two uPVC windows to the front aspect.

BATHROOM

6' 2" x 5' 6" (1.9m x 1.7m):

Featuring a three-piece white suite with a paneled bath with tiled surround and mains shower over, a low-level WC, and a pedestal wash hand basin. Airing cupboard housing the immersion heater and providing storage. Obscure uPVC window to the front aspect.

GARDEN ROOM

17' 4" x 8' 10" (5.3m x 2.7m):

Connecting the kitchen and garage, this useful space is brick built with tiled flooring, has double glazed windows to both front and rear aspects and provides access to the garden, garage and kitchen.



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GARAGE

18' 0" x 8' 10" (5.5m x 2.7m):

With up and over door, power and lighting, and housing the boiler.

GARDEN:

To the rear is a generous garden that wraps around three sides of the property. It is predominantly laid to lawn with mature borders and a large patio area. To one side, there is a garden shed and the oil tank.

To the front, there is a driveway offering parking for two vehicles, a front lawn, and a path leading to the front door.

SERVICES:

The property offers mains water and electricity. Oil fired central heating.

Council tax band D (West Suffolk Council)
EPC TBC

TENURE:

The property is FREEHOLD and will be sold with vacant possession.



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