

Mortimer &  
Gausden

INDEPENDENT ESTATE AGENTS



Mill Lane, Woolpit,  
Bury St Edmunds, IP30 9QX

Guide Price  
£425,000



## *Individually designed and beautifully maintained*

This superb detached bungalow occupies an excellent non-estate location, close to the thriving village centre.

If you have been searching for an easily maintained property with well proportioned rooms and plenty of natural light, this attractively presented bungalow is certainly worth a look. The property has been well maintained by the present vendor and includes a sizeable garage, extensive parking and enclosed gardens.

The property is located within easy walking distance of the village centre and all facilities. The A14 dual carriageway provides fast access to Bury St Edmunds - 9 miles and Stowmarket - 7 miles, which has a main line rail link to London's Liverpool Street. Open countryside is never far away with miles of footpaths to explore.

- Beautifully presented detached bungalow
- Large sitting room, stylish kitchen/diner
- 2 Double bedrooms, ensuite shower room
- Utility, large garage, extensive parking
- Gas heating, uPVC sealed unit glazing
- Early internal viewing highly recommended
- Popular and well served village





Woolpit is one of Suffolk's most picturesque villages and has a very strong and active community. The village offers an excellent range of amenities which include: a superb primary school, doctor's surgery, post office, modern community centre and recreation areas. There are a variety of small shops in the village and 2 public houses.

'Corners' is understood to have been built in 1995 and benefits from gas fired central heating and uPVC sealed unit glazing.

From the entrance porch: the entrance hall, which has a large built in cupboard, leads into the dual aspect sitting room - with box bay window and attractive fireplace with inset electric fire.

The kitchen/dining room is a very generous size and includes a large breakfast bar, a comprehensive range of cupboards and built in oven, hob, hood and integrated dishwasher.

The adjoining utility room has a further large built in cupboard/airing cupboard and a fitted water softener. A door way leads to the rear porch which gives access to both the garage and the garden.

There are 2 double bedrooms - both with fitted wardrobes and 1 having an en suite shower room. Finally, the original bathroom has been converted to a large shower room.

#### Outside

The property is set back from the road behind mature shrubs and has a useful 'in and out' driveway which also gives access to the large single garage, with roller style door with light and power connected. A side pathway leads into the rear gardens which afford a good degree of privacy and seclusion and are laid mainly to lawn.

EPC RATING - D  
COUNCIL TAX - BAND D  
COUNCIL - Mid Suffolk  
SERVICES -Mains water, electricity and drainage, oil heating  
BROADBAND - Ofcom states Superfast broadband is available  
Mobile - Ofcom states EE Limited, Three Limited, O2 Limited, Vodafone None  
WHAT3WORDS - ///glossed.softest.patting





Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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