

THE
**Mortimer
& Gausden**
PARTNERSHIP



Grange House The Street, Woolpit,
Bury St. Edmunds, Suffolk, IP30 9SA

Guide Price
£535,000

Much Improved & Desirable Family Home

Occupying an attractive position on The Street, Woolpit, this property is a fantastic family home, offering versatility with a ground floor office / fifth bedroom.

Known for its strong community spirit, Woolpit benefits from a range of local amenities including a popular village shop, cafés, pubs, primary school, medical centre and regular bus services. The village is ideally positioned for commuters, with easy access to the A14 and rail links from nearby towns and villages including Elmswell, Thurston, Bury St. Edmunds & Stowmarket, providing direct services to London Liverpool Street.

Surrounded by open countryside yet close to market towns, Woolpit is an attractive choice for those seeking a peaceful village lifestyle without sacrificing connectivity or essential services.

- Superb, Integrated Kitchen Within Extended Dining Area
- Sizeable Driveway For Multiple Vehicles
- Private Rear Garden With Decking
- Cloakroom, En-Suite & Family Bathroom
- Double Garage With Electric Roller Door
- Feature Fireplace In Living Room
- Discrete Position Behind Attractive Flint Wall
- A Must See Family Home!



First Floor:

Upon entry you are greeted by a sizeable hall, complete with hard flooring and access to the cloakroom. To the right you will find a superbly versatile space, currently utilised as an office / snug, however, this could easily act as a fifth bedroom if needed. The rear opens to a well-proportioned lounge with an exposed brick fireplace, creating a wonderful focal point. Double doors overlook the rear garden and open onto the decking.

The stunning kitchen-diner has been refitted, reconfigured and extended by the current vendors creating a contemporary and practical heart to the home. Neatly designed behind high gloss fascias, the kitchen supports an abundance of storage as well as integrated appliances creating a flush and professional finish. The dining area maximises the space available whilst double doors access the decking and overlook the rear garden.

First Floor:

Upstairs, the landing supports storage as well as access to four bedrooms (three doubles, one single) and family bathroom fitted with wc, basin and shower over bath. The principal bedroom offers a generous en-suite with walk-in shower, wc and basin.

Outside:

The property is accessed via a shared, private driveway via Hay Barn Meadow. It is understood the property owns the driveway, whilst Street Farm holds a right of access to their property. The front area is particularly attractive, enclosed by a high flint and brick wall, decorated with mature shrubbery whilst still providing ample parking for multiple vehicles. An electric roller door allows access to the garage.

The rear garden is mostly laid to lawn with established shrubs, double gates for ease of access if necessary and a decking area complete with pergola creating an ideal al-fresco dining space.

Agents Notes

EPC Rating - D

Council Tax: E (Mid Suffolk)

All mains serviced are connected.

What3Words: //tinny.workbook.educated

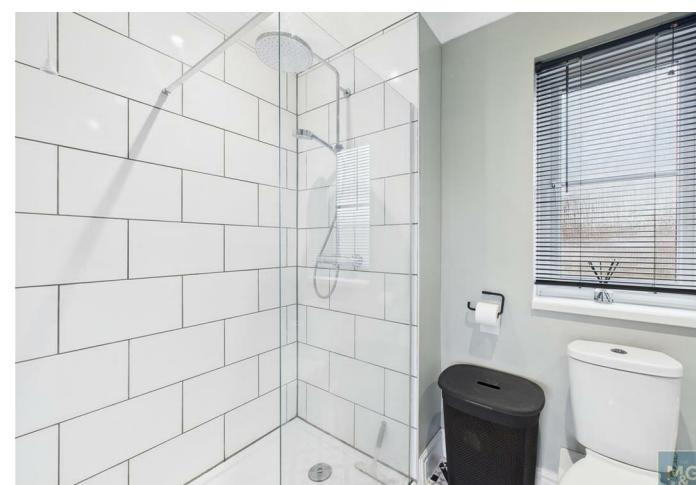
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

It is understood the property also owns the footpath to the front of the property which passes Edale House.

Directions For Viewing:

The driveway is accessed via Hay Barn Meadow, with a gravel driveway leading to the front of the property. For viewing purposes, please park on The Street or Hay Barn Meadow and access the front of the property via the front footpath on The Street behind the flint wall.





Ground Floor



First Floor

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.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526