





Located within the picturesque village of Woolpit, you'll find this charming two bedroom semi-detached cottage that exudes both charm and sophistication. Step inside to discover a well-appointed sitting room, perfect for relaxation and entertaining guests, complemented by a well designed bespoke kitchen/breakfast room leading out to the delightful courtyard garden. Located in the centre of the village, being walking distance to all the amenities, this charming home is sure to impress. Call to arrange your viewing to appreciate this wonderful home.

### **Sitting Room**

14' 1" x 10' 6" (4.29m x 3.20m)

Bright and spacious sitting room with stairs to upper floor and access to kitchen/breakfast room. Window to front and radiator.

### **Kitchen/Breakfast Room**

18' 7" x 6' 11" (5.66m x 2.11m)

Stunning bespoke fitted kitchen with ample wall and base cupboards and drawer units radiator. Inset butler sink and shelving above. Integrated slim line dishwasher and fridge, space for fridge freezer. 2 large floor to ceiling cupboards, French doors to garden and skylight allowing in an abundance of light. Space for dining table.

### **Inner Hall**

Further built in storage cupboard housing gas boiler. Radiator and door to bathroom. Understairs storage cupboard with plumbing for washing machine.

### **Bathroom**

7' 1" x 5' 11" (2.16m x 1.80m)

Modern white suite with bath and shower over. Vanity unit with wash basin and cupboard. Heated towel rail and underfloor heating. WC. Attractive wall tiling. Automated skylight.

### **Landing**

#### **Bedroom 1**

9' 6" x 8' 9" (2.89m x 2.66m)

Good sized double room with fitted wardrobe, window to front and radiator.

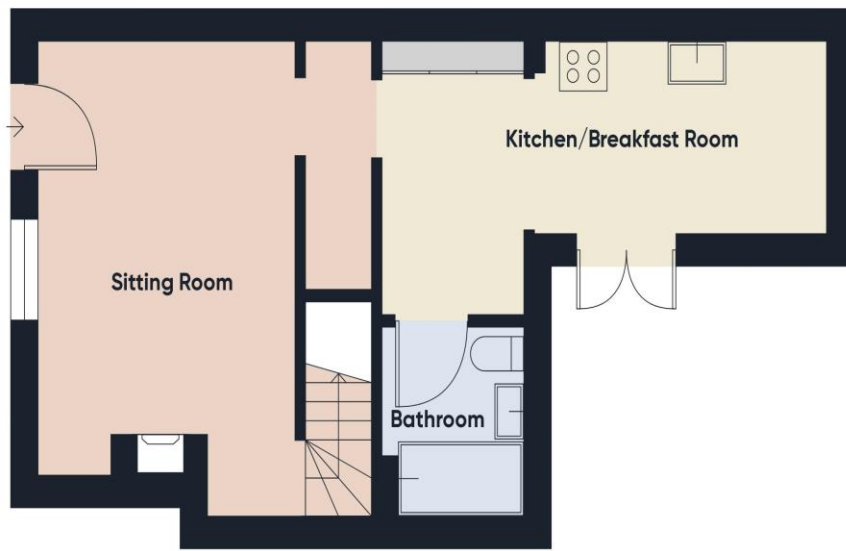
#### **Bedroom 2**

13' 10" x 5' 0" (4.21m x 1.52m)

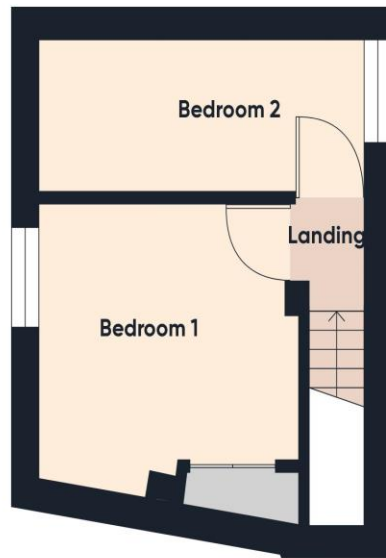
Well presented room with window to rear and radiator. Currently used as a dressing room.

### **Garden**

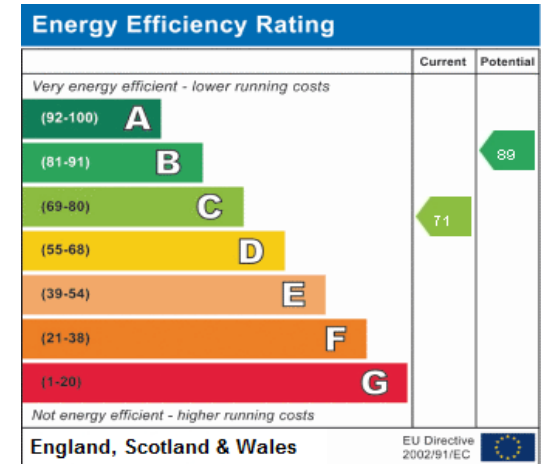
Private enclosed courtyard garden with timber decking which enjoys complete privacy. Side gate access.



Ground Floor



Floor 1



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