





This 2 bedroom home is located in the sought-after village of Woolpit close to all amenities and easy access to A14. Featuring picturesque field views, the residence boasts a generous size sitting room with a multi fuel wood burner. A stunning kitchen with a central island eating area is bound to impress. With 2 good sized bedrooms and a modern family bathroom. A charming garden and off-road parking complete with garage. The property offers a delightful blend of comfort and convenience. Enjoy the views of the surrounding fields, making this property a welcoming and practical choice. Book your viewing today.

Entrance Hall

6' 11" x 4' 1" (2.1m x 1.25m)
Door leading to sitting room.

Sitting Room

14' 9" x 10' 10" (4.5m x 3.3m)
Good size room with multi fuel burner, stairs leading to first floor. Window to front and radiator.

Kitchen/Breakfast Room

14' 9" x 11' 2" (4.5m x 3.4m)
Stunning shaker style kitchen with matching wall and base cupboard and drawer units with ample marble effect work top. A butler sink with drainer and water softener. Plumbing for washing machine, dishwasher and space for a full fridge freezer. Induction hob with extractor fan over and separate built in eye level oven. Built in breakfast bar offering a great dining space. Window to rear and door leading to garden. Radiator.

Landing

6' 11" x 3' 7" (2.1m x 1.1m)
Storage cupboard and loft access.

Bedroom 1

11' 3" x 11' 2" (3.43m x 3.4m)
Generous double room with storage cupboard, window to front and radiator.

Bedroom 2

11' 2" x 7' 7" (3.4m x 2.3m)
Good size second bedroom with velux window and radiator.

Bathroom

6' 11" x 6' 7" (2.1m x 2m)
Suite comprising of WC, wash basin and bath with electric shower over. Velux window and radiator.

Outside

Front Garden

Pathway to front surrounded by mature shrubs. Block paved to the right of the property for parking and gated access to rear garden.

Rear Garden

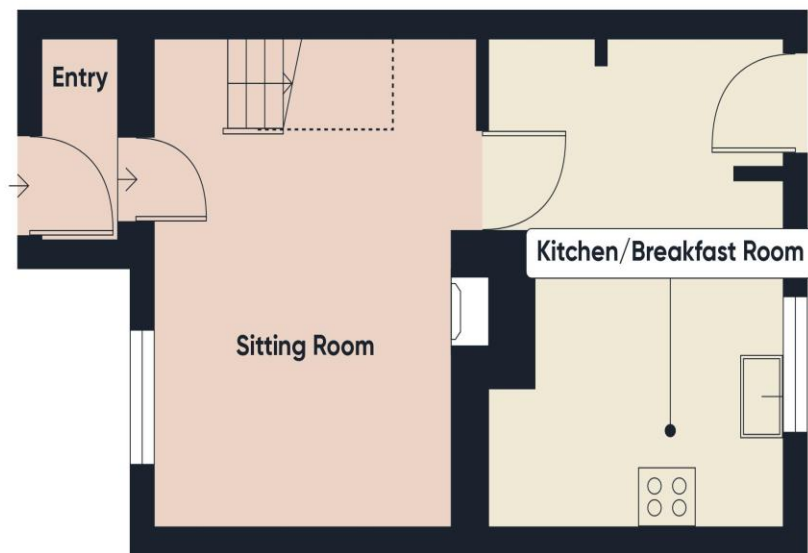
Private enclosed garden, with a patio seating area. Landscape offering low maintenance with decorative stones and paved pathway leading to field views. Storage sheds.

Garage

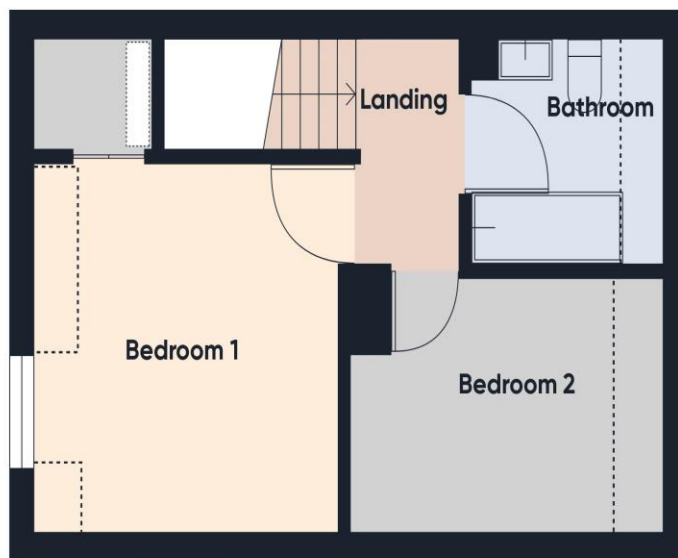
15' 1" x 8' 2" (4.6m x 2.5m)
Up and over door. Power and light connected.

Agent's Note

The property has plumbing and radiators in place in readiness for a gas boiler to be installed.



Ground Floor



Floor 1

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.