

## Floorplan



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         | 78        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 52                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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.

**allhomes** town and country

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

£380,000  
Freehold



3 Double Bedroom Detached Bungalow • Non Estate Location • Central To The Village  
Garage And Established Gardens • Generous Room Sizes Throughout • Electric Heating  
Double Glazed Windows • Utility And Cloakroom • Very Popular Village • Easy A14 Access

01359 234444 | [mail@allhomes.uk.com](mailto:mail@allhomes.uk.com) |

[www.allhomes.uk.com](http://www.allhomes.uk.com)



## Description

Located just off the centre of this delightful village is this non estate, rarely available, attractive bungalow.

Having been owned by the same family for over 50 years this is a unique opportunity and interest is expected to be high.

Whilst in need of some updating the room sizes are generous and the sitting room has an open fireplace and feature bay window.

A large dining room opens to the kitchen and in turn leads to the utility room and cloakroom.

Established gardens surround the property where there is ample parking and access to the garage.

Call to see inside with our video viewing which is now available.



## Location

Woolpit is a well-served and sought-after village with amenities including health centre, local shops and school. The village is conveniently located midway between Bury St Edmunds and Stowmarket, with easy access to the A14 trunk road which in turn provides access to Cambridge and London via the A11/M11.



## Directions

Proceed out of Bury St Edmunds east along the A14. Take the slip road to Elmswell and bear left at the roundabout and continue over the A14. On approaching Woolpit, continue past the right turn into the village and take the next turn right into Mill Lane. The property will be found on the right hand side.



## Accommodation

### Entrance Hall

Welcoming hall way with airing cupboard.

### Kitchen

12' 0" x 9' 11" (3.65m x 3.02m)

Fitted with a range of wall and base cupboard and drawer units with inset double sink and drainer. Built in appliances include fridge, oven and hob. Window overlooking the garden. Breakfast bar area.

### Sitting Room

15' 10" x 13' 2" (4.82m x 4.01m)

A lovely room with open fireplace and display plinth. Window to side and front offering plenty of light.

### Dining Room

16' 11" x 9' 11" (5.15m x 3.02m)

Generous room size with night storage heater. Window to side. Open to the kitchen.

### Utility Room

8' 11" x 6' 7" (2.72m x 2.01m)

With plumbing for washing machine and dishwasher. Sliding doors to the garden.

### Cloakroom

W.C and wash basin. Storage cupboards. Tiled floor.

### Bedroom 1

12' 10" x 12' 6" (3.91m x 3.81m)

Built in wardrobe.

### Bedroom 2

12' 5" x 11' 6" decreasing to 7' 8" (3.78m x 3.50m)

Double wardrobe and fitted furniture.

### Bedroom 3

10' 10" x 9' 6" (3.30m x 2.89m)

Window to front. Storage cupboard. Night storage heater.

### Bathroom

7' 7" x 5' 5" (2.31m x 1.65m)

Enamel bath, shower and pedestal wash basin. Tiled floor.

### Inner Hall

Access to loft space.

### Cloakroom

W.C. and wash basin. Tiled floor.

### Outside

#### Front garden

Deep front garden with plenty of parking and more could be created if desired. Gravel driveway leads to the Garage.

#### Rear Garden

The garden wraps around the bungalow and offers plenty of interest and privacy. There is a lawn area with paved patio and the garden is enclosed by fencing and brick walling.

#### Agent's Note

This property was assigned to a family member in 2018 so the land registry figure recorded does not reflect the price which was paid. Please call us if you require further information.

