



Mitre Close
Woolpit IP30 9SJ

£270,000 Freehold

MaxwellBrown

Independent Property Agents

Situated in a pleasant close fronting a small green, this 1960's built detached house requires some modernisation and improvement. Located in historic Woolpit, a good range of local amenities are within walking distance and the A14 is a few minutes drive, with both Stowmarket and Bury St Edmunds less than 20 minutes drive. The accommodation includes hall, cloakroom, 2 reception rooms, kitchen, 4 bedrooms and bathroom. The property benefits from Oil fired central heating, double glazing, single garage and offroad parking as well as enclosed rear garden. The property offers an ideal chance to put your own stamp on it. Viewing highly recommended.



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Canopy Porch:

Sealed unit double glazed door and side panel to:

Entrance Hall:

With stairs to first floor with cupboard under, radiator, telephone socket and coving. Door to:

Cloakroom:

Fitted with a white low level WC and pedestal wash basin, tiled splashbacks, radiator, shelves and sealed unit double glazed window to side.

Lounge:

With a stone open fireplace, coving, radiator, TV aerial socket, sealed unit double glazed window to front.

Dining room:

Coving, radiator, sealed unit double glazed window to front and door to:

Kitchen:

Fitted with a range of units comprising resin 1^{1/2} bowl inset sink unit with cupboards and space under, Belling freestanding cooker, eye level units, plumbing for automatic washing machine, coving, tiled splashbacks, ceramic tiled floor, cupboard housing Merlin oil fired boiler with Honeywell programmer supplying central heating and hot water, large walk-in pantry, sealed unit double glazed window to rear, door returning to hall.

First floor landing:

Airing cupboard housing lagged hot water tank with immersion heater, coving, access to loft, doors to:

Bathroom:

Fitted with a white suite of low level WC, pedestal wash basin, panelled bath with Triton shower over with curtain and rail, tiled splashbacks, radiator, vinyl flooring, sealed unit double glazed window to front.

Bedroom one:

Containing a fitted double wardrobe, radiator, sealed unit double glazed window to front.

Bedroom two:

Radiator and sealed unit double glazed window to rear.

Bedroom three:

Radiator and sealed unit double glazed window to rear.

Bedroom four:

With pine effect laminated flooring, radiator, sealed unit double glazed window to rear.

Garage:

With power and light an 'up and over' door, personal door.

Outside:

The rear garden is laid to lawn and has a paved patio area, Enclosed mainly by brick walls, store shed housing oil tank, covered porch area, shrubs, door to side workshop with power and light, side access to open planned front garden which is laid to lawn with flower and shrub borders and fronts small green.

Services:

We understand from the vendor that mains water, electricity and drainage are connected to the property. Mains gas is unavailable locally.

Council tax Band D Mid Suffolk district council

Broadband availability

Standard Download speed 7 Mbps

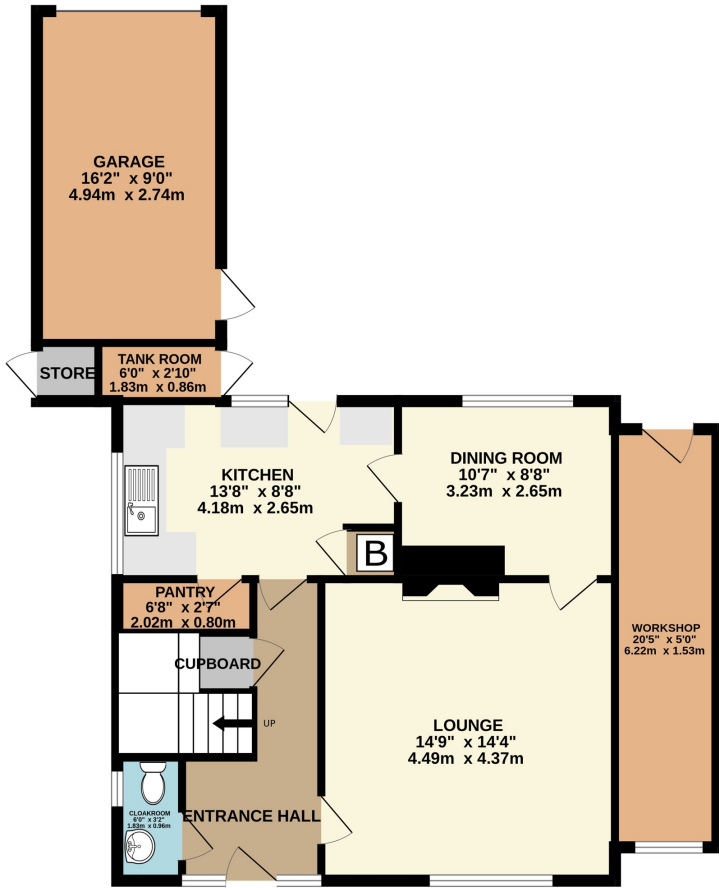
Superfast Download speed 48 Mbps

Networks available Openreach

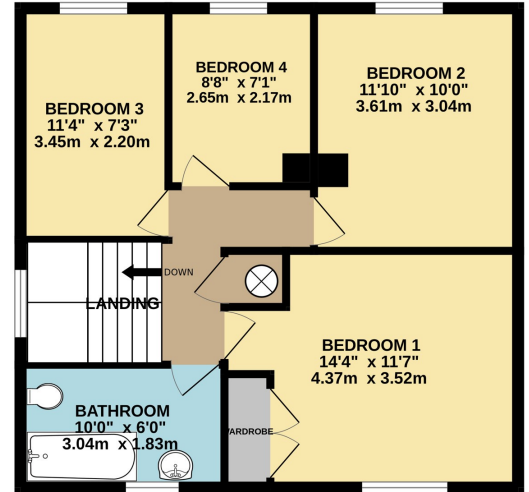
Information supplied by Ofcom.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

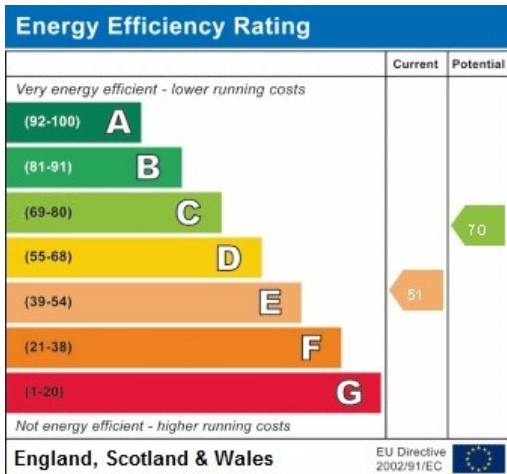


1ST FLOOR
565 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

