

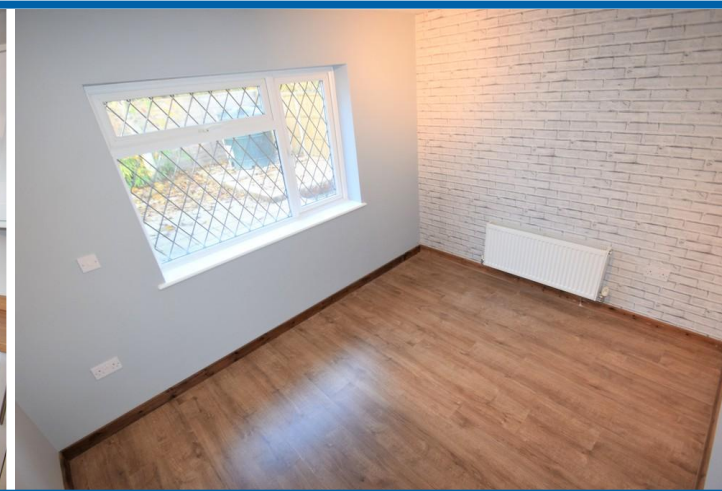


## Borely Green, Woolpit, Bury St Edmunds, IP30 9RW

BALMFORTH (Bury St Edmunds) are delighted to offer to the market this recently renovated 3 bedroom detached bungalow located just outside the popular village of Woolpit, in Borley Green. The internal accommodation comprises 3 double bedrooms, kitchen/diner, living room and family bathroom. Externally the property boasts off-road parking for multiple vehicles, garage and generous fully enclosed rear garden. The property is available chain free!

**£330,000**

- CHAIN FREE
- 3 DOUBLE BEDROOMS
- RECENTLY RENOVATED
- GARAGE WITH POWER & LIGHT
- GENEROUS GARDEN



### **YOU WILL LOVE**

The improvements the current owner has made to the property. Every room has been fully renovated to a high standard, and any potential purchaser would not need to lift a finger before taking ownership of the property.

### **WE LOVE**

The ample living accommodation the bungalow offers. With three double bedrooms a large kitchen/dining room and a light and airy living room the accommodation is generous in size. The property also benefits from being a corner plot providing a spacious rear garden.

### **LOCATION**

The property is located in the corner of a quiet cul-de-sac in Borely Green which is just outside the popular village of Woolpit with its local amenities including a village shop, petrol station and public house. The nearby Stowmarket and Bury St Edmunds offer a wide range of educational, cultural and recreational facilities, whilst nearby Elmswell boasts a train station with mainline links to London Liverpool Street. The A14 trunk road and M11 motorway links the East Coast and Cambridge to the South and the Midlands.

### **ENTRANCE HALLWAY**

The property is entered via a uPVC door into the spacious internal hallway which provides access to all the accommodation and boasting wooden flooring, radiator and loft access.

### **KITCHEN/DINER 14' 7" x 10' 4" (4.44m x 3.15m)**

The newly fitted kitchen boasts a range of wall mounted and base level units beneath square edge wood effect worktops. Inset one and half bowl sink with drainer and mixer tap over. Integrated oven with hob with extractor over, space and plumbing for washing machine and fridge/freezer, integrated dishwasher. There is ample space for

dining room table and chairs. uPVC window to front aspect and door with obscured glass giving access to the rear garden.

**LIVING ROOM** 13' 00" x 10' 19" (3.96m x 3.53m)

A light and airy living room boasting large patio door to the rear garden with uPVC window to the rear aspect. Radiator.

**MASTER BEDROOM** 11' 07" x 9' 00" (3.53m x 2.74m) A generous master bedroom with wooden flooring and uPVC window to rear aspect. Radiator.

**BEDROOM TWO** 10' 00" x 9' 00" (3.05m x 2.74m)

A second double room boasting built in storage and uPVC window to side aspect. Radiator.

**BEDROOM THREE** 10' 8" x 7' 6" (3.25m x 2.29m)

The third double room has uPVC window to the front aspect and Radiator.

**FAMILY BATHROOM** 9' 11" x 5' 11" (3.02m x 1.8m)

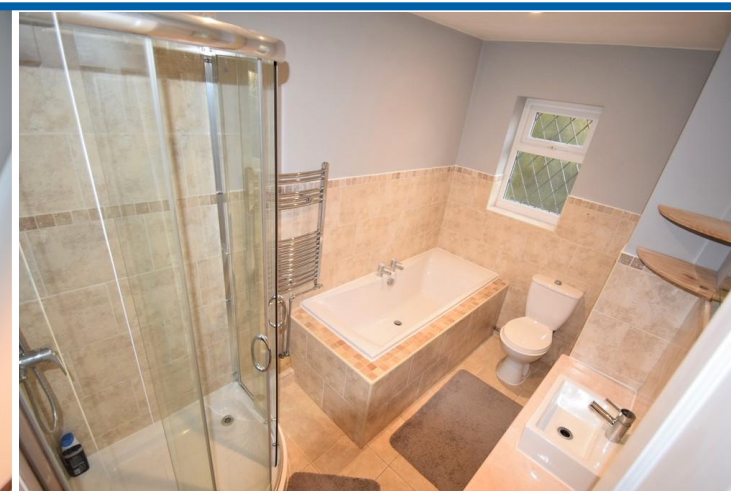
Benefitting from a modern 4 piece suite comprising bath with tiled surround, separate shower cubicle with mains shower, low level WC, and vanity wash hand basin. Obscured uPVC window to the side aspect. Heated towel rail. Tiled

flooring and half height tiled walls.

**EXTERNALLY**

To the front the property is a concrete driveway leading to the single garage with up and over door (with power and lighting) as well as a shingled area which allows for additional parking. There is also gated side access to the rear garden.

Sitting on a corner plot provides a spacious rear garden which boasts an attractive patio area, shingled pathway with attractive beds, lawned area and rear access to the garage.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Manchester House

12 High St

Haverhill.

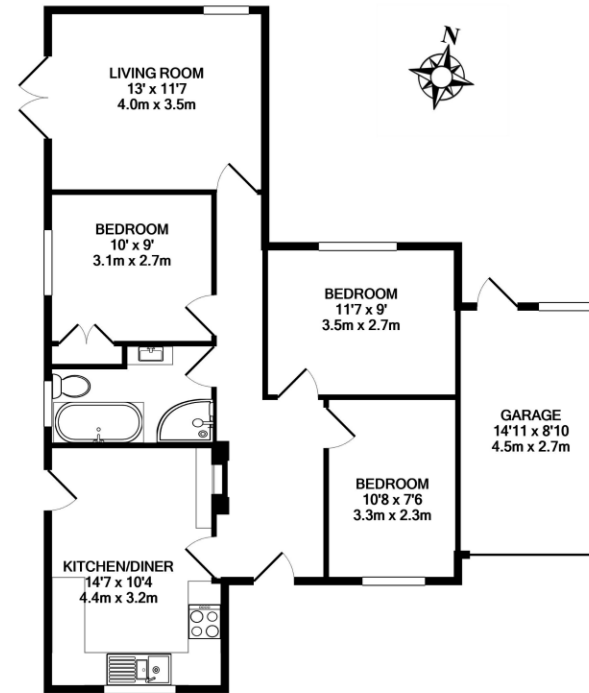
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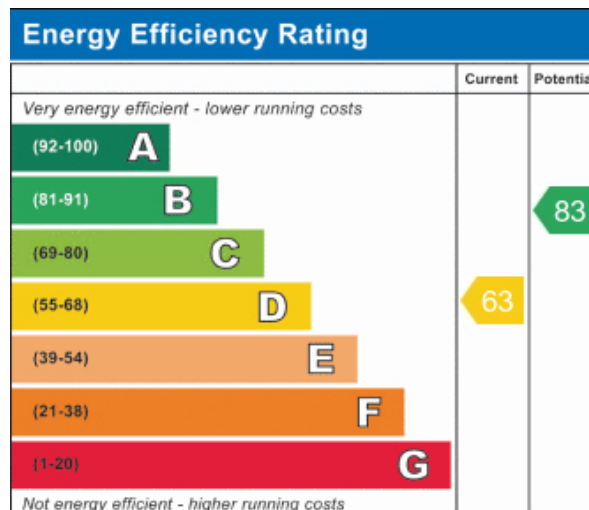
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TOTAL APPROX. FLOOR AREA 667 SQ.FT. (62.0 SQ.M.)  
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