

THE  
**Mortimer  
& Gausden**  
PARTNERSHIP



20 Cornmill Green, Woolpit,  
Bury St. Edmunds, IP30 9RB

Guide Price  
£400,000

M&G  
PARTNERSHIP



## *Well-presented detached 4 bedroom family home in a popular village setting*

Occupying a pleasant cul-de-sac position, this attractive detached house is conveniently located close to the centre of Woolpit and is well placed for all amenities. The property is well presented throughout and benefits from gas-fired central heating with a recently replaced boiler, along with uPVC sealed unit glazing.

With a large kitchen/diner, a spacious main reception room and a large conservatory on the ground floor together with 4 well-proportioned bedrooms, an en suite on the first floor, this superb home has an excellent layout making it ideal for modern family living and entertaining.

Outside, the house occupies a corner plot with enclosed gardens offering a good degree of privacy, along with ample driveway parking and a single garage.

- Spacious and well presented family home
- Occupying a well served village location
- Hall, cloakroom, spacious kitchen/diner
- Dual aspect sitting room, conservatory
- 4 Good sized bedrooms, en suite shower
- Single garage, parking, enclosed gardens
- Gas central heating, uPVC glazing





The property benefits from gas-fired central heating and uPVC double glazing, and in more detail comprises:

#### Ground Floor

An entrance hall provides a welcoming first impression and gives access to a cloakroom. The sitting room is a large dual aspect room, offering generous space for family seating and enjoying plenty of natural light. A French door leads through to a sizeable conservatory, with doors opening out onto the garden, creating an excellent space for entertaining and family gatherings.

The kitchen/diner is another bright dual aspect room, with space for a large dining table and a useful understair storage cupboard. The kitchen is fitted with an excellent range of cupboards and worktop surfaces with ample appliance space. There is a recently installed wall mounted gas fired boiler and a door leading to the outside.

#### First Floor

The first floor offers 4 well proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by the family bathroom, making the layout well suited to family living.

#### Outside

To the front and side of the property, a driveway provides ample off road parking and leads to the single garage. The gardens occupy a corner plot and are fully enclosed, affording a good degree of privacy. Laid mainly to lawn with planted borders and a patio area, the gardens provide a pleasant space to relax and include a summer house and a useful shed.

The property would be ideal for families or anyone seeking a spacious home within a thriving village, which enjoys a strong sense of community.

what3words ///minus.envisage.dizzy

Council Tax Band - D

Council - Mid Suffolk Council

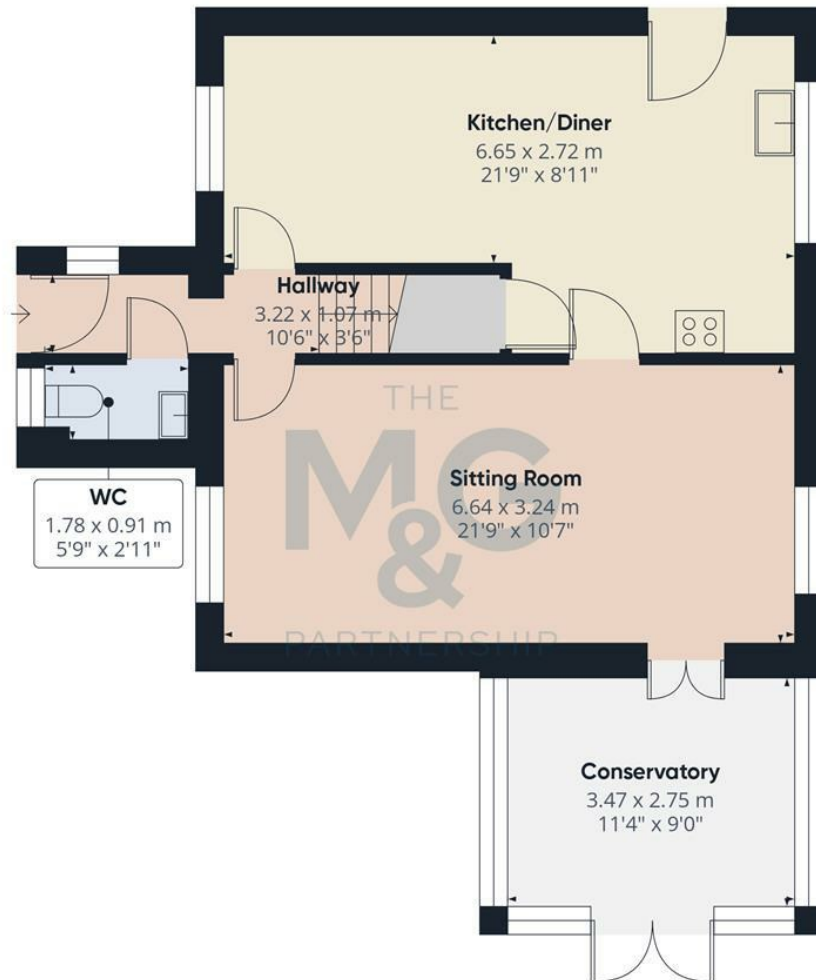
EPC rated Current - C - New boiler and water tank since EPC was prepared

Ofcom - coverage - Ultrafast broadband

Mobile coverage - all providers likely, outdoors

All mains services are connected





Floor 0



Floor 1

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

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