



BRIAR HILL, WOOLPIT, IP30 9SD

£550,000
FREEHOLD

This substantial home offers spacious and versatile accommodation, beginning with an impressive entrance hall that sets the tone throughout. The heart of the property is a large kitchen/dining family room, ideal for modern living, complemented by a bright and airy sunroom. There is also a convenient cloakroom, utility room and a generous study which could easily serve as an additional bedroom. Upstairs, the property features four double bedrooms, with the principal bedroom benefiting from an ensuite, while the remaining bedrooms are served by a well-appointed shower room. Externally, the home enjoys gardens to the front and a generous, fully enclosed rear garden, complete with well-stocked flower beds, patio and decking areas. A garage and driveway provide ample parking. Situated in the popular village of Woolpit, the property offers excellent local amenities within walking distance and easy access to the A14. Viewing is highly recommended.

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BRIAR HILL

• Beautifully Presented Detached Four Bedroom Home • Stylish Kitchen/Dining/Family Room • Spacious Sitting Room & Separate Sunroom • Gas Fired Central Heating • Garage & Driveway Parking • Utility Room & Ground Floor Cloakroom • Master Bedroom With En-Suite • Groundfloor Study/Bedroom • Large Wrap Around Rear Garden • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Large entrance hall with stairs to first floor, two under stairs storage cupboards. Radiator.

Inner Hall

Cloakroom

W.C, vanity unit with inset hand basin. Window to front and radiator.

Sitting Room

Spacious room with a log burner and window to front. Two radiators.

Bedroom/Office

Windows to rear and side. Radiator.

Kitchen/Dining Room

Fitted with a range of matching wall and base level units with work surfaces over, inset one and a half bowl sink unit. Integrated double oven with induction hob and extractor over, integrated dishwasher and space for a full fridge/freezer. Two windows to rear and window to side. Wall mounted radiator.

Utility

Base level unit and inset sink unit. Wall mounted boiler. Space for washing machine. Window to side.

Garden Room

French doors opening to the garden. Two radiators.

Rear Porch

Door to rear.

Landing

Loft access and airing cupboard. Heated towel rail.

Bedroom 1

Double room with built in wardrobes. Window to front and radiator.

En-Suite

Stylish suite fully tiled. WC and vanity inset wash basin. Corner shower cubicle. Window to front and radiator.

Bedroom 2

Double room with built in wardrobes. Window to front and radiator.

Bedroom 3

Double room with built in wardrobe. Window to front and radiator.

Bedroom 4

Double room with window to rear. Radiator.

Shower Room

Contemporary suite, fully tiled. WC and wash basin. Double shower cubicle with rainfall shower head and handheld shower head. Underfloor heating and heated towel rail. Window to rear.

Outside

Front Garden

To the front, the garden is laid mainly to lawn and enclosed by mature hedging, with established flower beds and trees adding to its appeal. A gravel pathway leads to the front door, while a driveway to the side provides ample off-road parking and access to the rear garden.

Rear Garden

A fully enclosed, large and well-established wrap-around rear garden, laid mainly to lawn and complemented by well-stocked raised flower and shrub beds. Mature trees provide privacy, while a patio seating area and decking area offer ideal spaces for outdoor entertaining. A pathway leads to gated front access, and there are also storage sheds along with access to the garage.

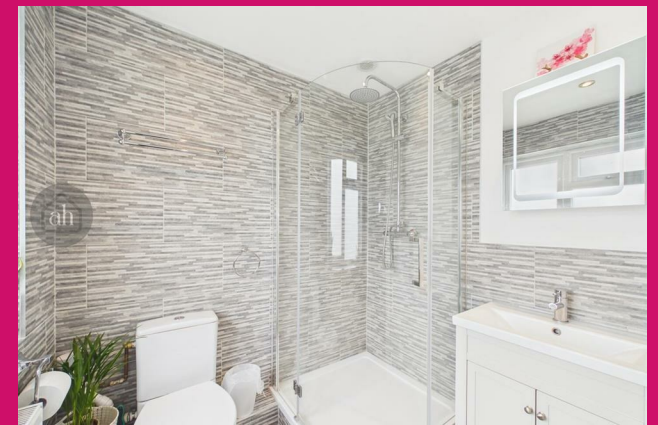
Garage

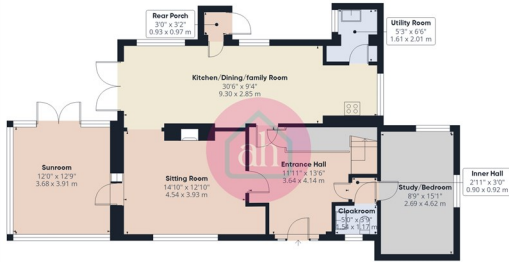
Up and over door. Power connected and window to rear. Pedestrian door to the garden.

Disclaimer

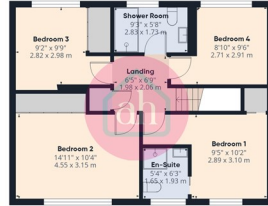
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BRIAR HILL

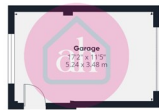




Ground Floor Building 1



Floor 1 Building 1



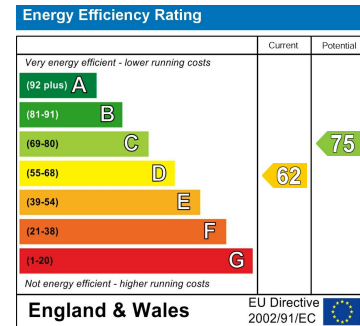
Ground Floor Building 2

Approximate total area^m
1886 ft²
175.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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EPC Rating: D Council Tax Band: E

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