



BORLEY GREEN, WOOLPIT, IP30 9RW

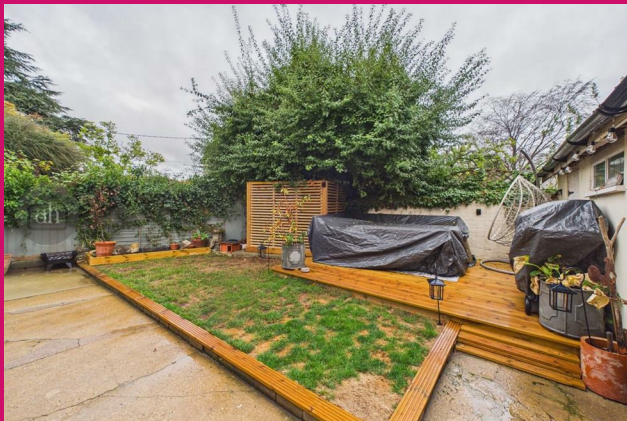
OIEO £300,000
FREEHOLD

A charming beautifully presented two-bedroom semi-detached cottage has been enhanced throughout and offers the additional benefit of off-road parking and brick outbuildings. The property includes two spacious reception rooms, a stylish Shaker-style kitchen, a utility area and convenient cloakroom. The two double bedrooms and modern shower room are sure to impress. With an inviting garden, this impressive cottage is full of appeal and conveniently located near both Stowmarket and Bury St Edmunds. Viewing is recommended to truly appreciate the overall charm of this lovely home.

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BORLEY GREEN

- Beautifully Presented Semi-Detached Two Bed Cottage
- Two Spacious Reception Rooms
- Stylish Kitchen
- Oil Fired Central Heating
- Utility Room & Cloakroom
- Two Double Bedrooms
- Off Road Parking
- Lovely Garden With Outbuildings
- Viewing Is Highly Recommended
- Step Inside Today With Our 360 Virtual Tour!



Entrance Porch

Door leading to entrance hall. Two windows to side aspect. Radiator.

Entrance Hall

Feature wood panelling with built-in storage bench. Stairs to first floor. Radiator.

Sitting Room

Well-proportioned room with dual aspect windows to front and side. Radiator.

Dining Room

Bright spacious room with built in cupboard and shelving. Feature wall panelling. Windows to side. Radiator.

Kitchen

A modern stylish Shaker-style kitchen with matching wall and base cupboard and drawer units. Oak worktop over and butler sink with mixer tap. Integrated eye level cooker, induction hob and extractor hood over. Door leading to the pretty courtyard garden. Radiator.

Utility Area

Matching wall and base cupboards with work tops over. Built in Oak shelving. Space for full fridge freezer, dishwasher and washing machine.

Cloakroom

WC and wash basin. Window to rear.

Landing

Window to side. Loft access. Radiator.

Bedroom 1

Large double bedroom with built in storage cupboard. Window to side. Radiator.

Bedroom 2

Spacious double bedroom with feature wall panelling. Built in wardrobes. Dual aspect windows to front and side. Radiator.

Shower Room

WC and traditional wash basin. Fully tiled shower cubicle. Feature wall panelling. Window to side. Radiator.

Outside

To the front a shingle driveway offering off road parking and gated access to the garden. The rear garden is enclosed, partly walled courtyard garden offering low maintenance with established shrubs offering privacy. The remainder of the garden is laid to a small lawn with a raised decking area. Doors into the brick outbuildings. Gated access to the shingle driveway.

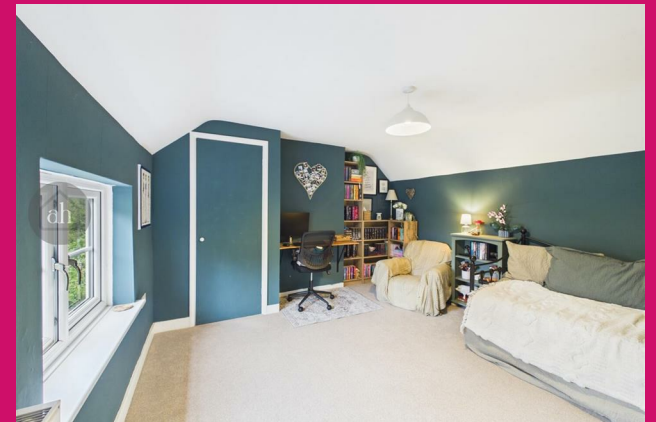
Outbuildings

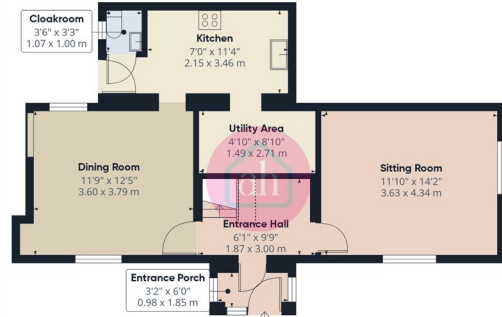
Two brick outbuildings offering space for workshop complete with power and lighting. Doors into the garden.

Disclaimer

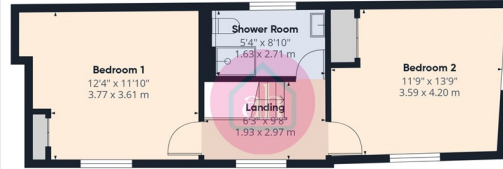
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BORLEY GREEN





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

1033 ft²
96 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: E Council Tax Band: C

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