



Parkers Field Close, Woolpit, Bury St. Edmunds, IP30 9XR

Price Guide £460,000





## DRAFT DETAILS

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We are pleased to present: A spacious, high specification, modern detached bungalow, in popular and well-served village, East of Bury St Edmunds. Hall, Generous Sitting Room, Spacious Kitchen/Dining Room, 3 Bedrooms - 1 En-Suite, Bathroom, Front & Good Size SOUTH-FACING Rear Garden, Detached Garage/Workshop, Generous Parking, Air-Source Heat Pump with Underfloor Heating, Solar Panels, IDEAL RETIREMENT, NO CHAIN, VIEW ASAP.

### DESCRIPTION

This spacious modern detached bungalow, built in 2022 by the renowned developers, Landex, has been finished to a high specification, and presents with brick elevations and a tiled roof. Boasting spacious and well proportioned accommodation, it features a generous Sitting Room, well equipped spacious Kitchen/Dining Room with Neff appliances, 3 Bedrooms - 1 En-Suite, and a Bathroom. The high specification includes an eco-friendly Air-Source Heat Pump, with Underfloor Heating and individual thermostats in each room, together with Solar Panels and batteries. Externally, there is a good size private SOUTH-FACING rear garden, detached GARAGE/WORKSHOP and driveway, providing parking space for up to two cars.

For those potential purchasers with mobility issues, this home offers an easily accessible level plot, no steps to the front entrance, wide doorways and hall, making this suitable for wheelchair users.

This lovely home is located conveniently for the centre of this popular and well-served village, convenient for the A14, and stations in Elmswell (about 1.9 miles), mainline link in Stowmarket (about 6.7 miles), and Bury St Edmunds (about 10.5 miles). With all the various desirable attributes on offer, and NO CHAIN, early viewing is strongly advised.





## DIRECTIONS

From Bury St Edmunds, proceed on the A14 towards Ipswich and after approximately 8 miles turn off, sign-posted to Woolpit. At the roundabout take the first exit and proceed into the village. Turn right at the Garage towards the village centre, and proceed past the church. At the memorial in the centre, turn left, and continue along Green Road. Turn left into Spring Drive, then immediately right into Lark Rise. Turn left into Parkers Field Close, where the property is located towards the end on the right.

## HALL

Approached via an outer canopy and composite part glazed front door, with threshold-free entrance. Tiled floor, access to loft space housing solar panel batteries, built-in cloaks/storage cupboard, built-in airing cupboard housing pressurised water tank system, built-in cupboard housing underfloor heating controls, LED downlights, consumer unit.

## SITTING ROOM 13'4" X 13'1" (4.06M X 3.99M)

A light and airy room. Two TV points, telephone point, LED downlights, wide full-height UPVC window to front.

## KITCHEN/DINING ROOM 13'3" X 13'1" (4.04M X 3.99M)

A light and airy room. Range of modern white base and wall mounted units, Minerva composite work surfaces and upstand splashbacks, inset 11/2 bowl Franke sink unit with 'Swan-neck' style mixer tap, inset Neff induction hob with splashguard and Neff stainless steel and glass cooker canopy over, built-in Neff electric double oven/grill, integrated slimline Neff dishwasher, integrated Neff washing machine, integrated Neff fridge/freezer, integrated bin unit, pan drawers, tiled floor, TV point, LED concealed lighting, LED downlights, UPVC window to rear, UPVC glazed double doors to rear garden.

## BEDROOM 1 12'11" MAX X 10'0" + DOOR RECESS (3.94M MAX X 3.05M + DOOR RECESS)

Fitted double wardrobes, TV point, telephone point, LED downlights, UPVC window to rear.

## EN-SUITE 8'6" MAX INTO SHOWER X 3'2" (2.59M MAX INTO SHOWER X 0.97M)

White suite comprising tiled shower enclosure with shower controls, wc, vanity unit wash basin with mixer tap, fully tiled walls, tiled floor, shaver point, LED downlights, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to side.

## BEDROOM 2 12'4" X 9'5" (3.76M X 2.87M)

TV point, LED downlights, UPVC window to front.

## BEDROOM 3/STUDY 9'6" X 7'2" (2.90M X 2.18M)

UPVC window to rear.

## BATHROOM 7'6" MAX X 6'6" (2.29M MAX X 1.98M)

White suite comprising bath with tiled panel and mixer tap, glazed screen and shower controls, wc, vanity unit wash basin with mixer tap and drawers, fully tiled walls, tiled floor, shaver point, LED downlights, chrome vertical radiator/towel rail, extractor fan, UPVC frosted window to front.

## OUTSIDE

To the front, the garden is open plan, being laid mainly to lawn with borders and block-paved path to the front door. To the side, a block-paved driveway provides vehicular standing for up to two cars, and leads to a DETACHED GARAGE/WORKSHOP: 23'8" x 10'9" (7.21m x 3.28m), with electrically operated front door, power and light connected, consumer unit, eaves storage, and personal door to the side. A gate provides side access to the good size SOUTH-FACING garden. This affords a high level of privacy, being unoverlooked and backing onto farmland. It is enclosed by fencing, being laid principally to lawn, with paved patio areas, external power socket, outside water tap, and Vaillant Air-Source Heat Pump. On the south-facing rear roof slope, there are fourteen Solar Panels.

## AGENT'S NOTES

The vendor has informed us that mains water, electricity and drainage are connected. Air-source heat pump with underfloor heating, solar panels and batteries. The council tax band is understood to be Band D.

We understand that the property has the benefit of a 10 year New Home Warranty, which commenced in October 2022, and therefore has the residue remaining.

As is common with many new developments, we understand that there is an annual maintenance/service charge to cover upkeep of the development grounds, private driveways and communal areas. The vendors have informed us that this is currently about £320.00 per annum, for the period 01/08/2025 - 31/07/2026.

## WOOLPIT & AREA

Woolpit is a sought-after, attractive village, about 8 miles East of Bury St Edmunds, located just south of the A14. It has a thriving community, and is well-served with a range of shops and amenities, including a Co-Op general store/Post Office, Primary School, Village Hall, two Public Houses, Tea-Rooms, Health Centre, Bakers, Library, Hair Salon, Fish and Chip Shop, and a magnificent Parish Church. There is also a Cricket Club and a Tennis Club. Elmswell, just the other side of the A14 has a railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.







### **BURY ST EDMUNDS & AREA**

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the Arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

### **TRANSPORT LINKS**

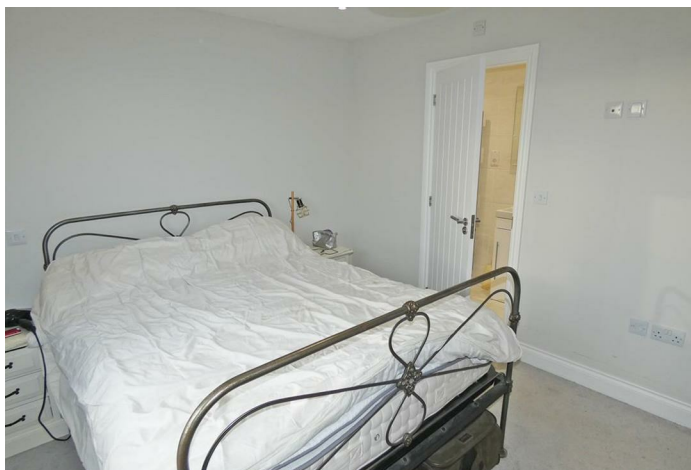
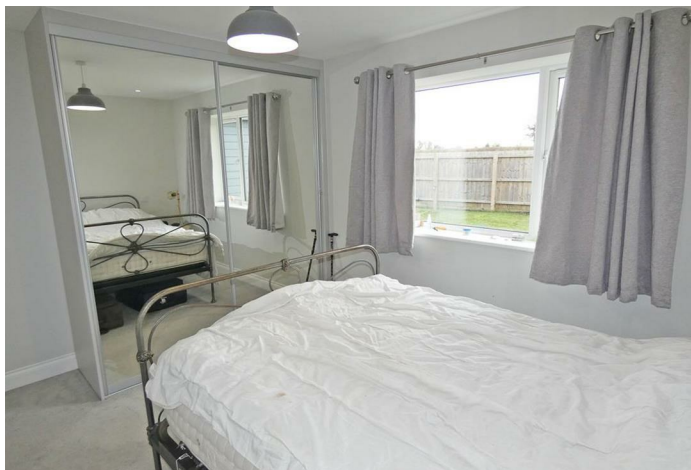
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

### **OFCOM BROADBAND AND MOBILE**

<https://checker.ofcom.org.uk/>

### **FLOORPLAN DISCLAIMER**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustration 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.














FLOORPLAN





## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>100+</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bury St Edmunds**  
**Suffolk IP30 9UH**

**Bury St Edmunds Area: 01284 769 691**

**Elmswell Area: 01359 256 821**

**Mid Suffolk Area: 01449 737 706**

**Mobile: 07803 138 123**

**Email: [info@coakleyandtheaker.co.uk](mailto:info@coakleyandtheaker.co.uk)**

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## PROPERTY SUMMARY

- WOOLPIT
- HALL
- GENEROUS SITTING ROOM
- SPACIOUS KITCHEN/DINING ROOM
- 3 BEDROOMS - 1 EN-SUITE
- BATHROOM
- FRONT & GOOD SIZE PRIVATE SOUTH-FACING REAR GARDEN
- DETACHED GARAGE/WORKSHOP, GENEROUS PARKING
- AIR-SOURCE HEAT PUMP WITH UNDERFLOOR HEATING & INDIVIDUAL ROOM THERMOSTATS, SOLAR PANELS & BATTERIES, UPVC DOUBLE GLAZING & ROOFLINE, LED DOWNLIGHTS, HIGH-SPECIFICATION
- CONVENIENT FOR VILLAGE CENTRE, A14 & STATION, IDEAL FOR RETIREMENT WITH LEVEL PLOT, NO STEPS TO FRONT ENTRANCE, WIDE DOORWAYS & HALL, NO CHAIN, EARLY VIEWING ADVISED



## VIEWING:

**Strictly by appointment with Coakley & Theaker**

**ZOOPLA** **rightmove** **PrimeLocation.com**



Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. References to the tenure of the property are based on information supplied by the seller. The Agent has not had sight of the title document. Buyers are advised to obtain verification from their solicitor or surveyor about any of the above points.

General Data Protection Regulations (GDPR) Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.