



**Beaker Place, Woolpit, Bury St. Edmunds**

**Sheridans**



# Beaker Place, Woolpit, Bury St. Edmunds IP30 9YW

Guide Price £480,000

Detached 3-Bedroom Double-Fronted Bungalow in a Popular Village Location – Built in 2021 and benefiting from the remainder of an NHBC warranty, this beautifully presented bungalow offers versatile, light-filled accommodation, ideal for a wide range of buyers, including professionals, retirees, and those seeking the ease and comfort of single-level living. Offered with no onward chain, the property is ideally positioned within a sought-after village setting, with convenient access to local amenities including a health centre, creating a wonderful balance of tranquillity and everyday practicality.

Constructed in brick under tiled elevations, the home enjoys attractive UPVC double-glazed bay windows to the front, enhancing its kerb appeal. Inside, a welcoming entrance hall with wood-effect flooring, loft access and a double-door storage cupboard sets the tone for the thoughtfully designed interior.

At the heart of the home lies a stunning open-plan kitchen/dining/living space which is perfect for both entertaining and relaxed day-to-day living. The contemporary kitchen is fitted with a range of modern units and generous work surfaces, complemented by integrated appliances including an eye-level oven, gas hob, dishwasher and fridge/freezer. French doors open onto the rear garden, allowing natural light to flood in and creating a seamless indoor-outdoor flow, ideal for alfresco dining or quiet evenings enjoying the garden. A cleverly designed utility cupboard houses the washing machine, keeping practical everyday chores neatly tucked away and out of sight, helping maintain the clean, uncluttered feel of the space.

The separate sitting room provides a cosy yet bright retreat, with a bay window to the front offering a pleasant outlook and a perfect spot to relax.

There are three well-proportioned bedrooms, two of which benefit from fitted wardrobes and stylish en-suite shower rooms, one also featuring a Jack and Jill door for added convenience. The principal bedroom is a standout feature with French doors opening directly onto the garden. The third bedroom is currently used as a study, offering flexibility for home working, hobbies or visiting guests. Excellent integral storage throughout further enhances the practicality of the home.

## Outside

Externally, the beautifully landscaped rear garden provides a private and tranquil setting, designed for both enjoyment and ease of maintenance. It features a patio with pergola for shaded seating on a second patio area, decorative gravel areas, a gently curved lawn and well-stocked planted borders with raised flowerbeds, perfect for keen gardeners or those who simply want to relax and enjoy the surroundings. A discreetly positioned shed and gated access lead to the driveway. To the front, a driveway provides off-road parking and leads to the garage, complete with an up-and-over door, power and lighting.

## Location

Woolpit is a highly sought-after and picturesque village, approximately 8 miles east of Bury St. Edmunds and conveniently located just south of the A14. Popular with commuters, families and retirees alike, the village benefits from a thriving community and offers a wide range of local amenities, including a Co-op general store and post office, primary school, village hall, two public houses, tearooms and popular health centre. The magnificent parish church of St. Mary the Virgin adds historic charm, while sporting facilities such as a cricket and tennis club provide opportunities for leisure and community engagement.

For additional shopping, dining and cultural options, Bury St. Edmunds is within easy reach, offering a broad selection of high street stores, independent boutiques, restaurants, cafés and entertainment venues. For travel, Elmswell, just across the A14, provides a railway station, while the nearby town of Stowmarket offers a mainline service to London Liverpool Street in approximately 80 minutes, making Woolpit an ideal location for those seeking a balance of rural tranquillity and excellent connectivity.

## Directions

When coming off the A14 if you are coming from Bury St Edmunds, take the exit towards Woolpit, follow Heath Road and take the third left hand turn into Old Stowmarket Road and Beaker Place is the second right.

3 What Words ///submerge.tasters.midwinter

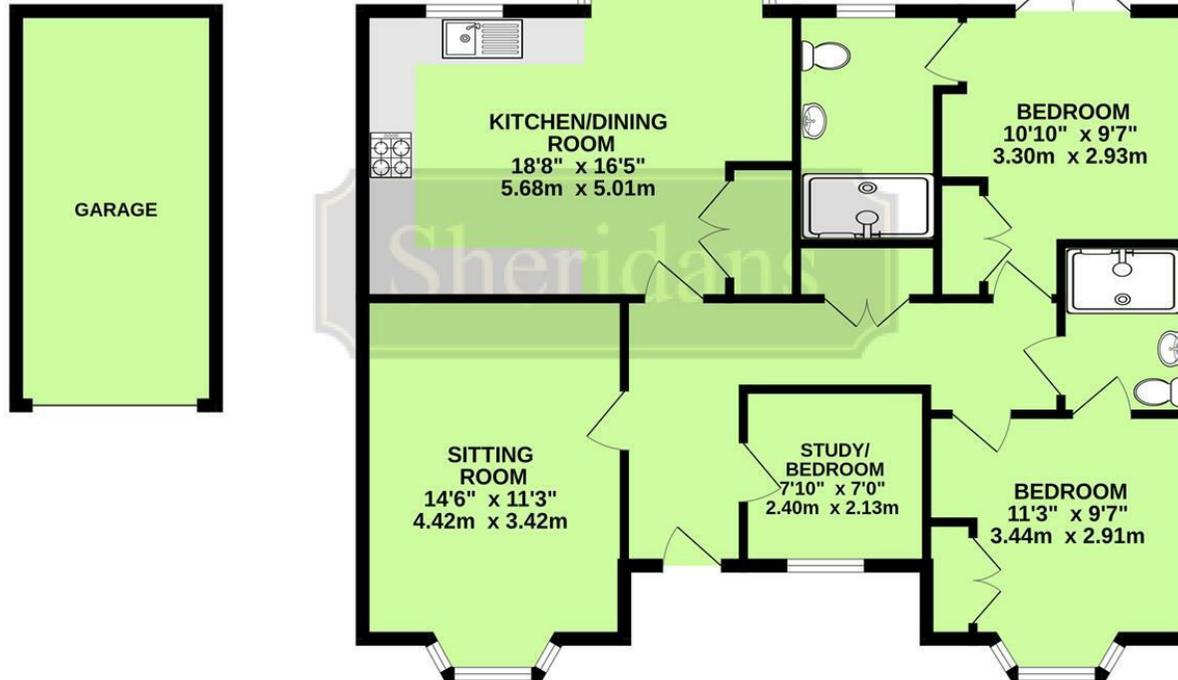
## Services

- CHAIN FREE
- Spacious open-plan kitchen/dining/living room
- Modern kitchen with integrated appliances
- Separate sitting room with bay window
- 3 well proportioned bedrooms
- 2 shower rooms
- Landscaped garden
- Garage and driveway parking
- Bright, well-designed layout with good storage throughout
- Situated in a highly sought-after village location with a great sense of community

Mains gas, electricity, water and drainage. Gas fired central heating. Local Authority: Mid Suffolk District Council. Council Tax Band: D Broadband speed: Up to 1800 mbps available (Source Ofcom) Mobile phone signal for: Vodafone, EE, Three and O2 (Source Ofcom) Flood Risk: Very Low Risk Service charge for communal areas: £175.30 per 6 months NHBC warranty with 6 years remaining



TOTAL FLOOR AREA : 980sq.ft. (91.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

**Sheridans Estate Agents**

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