



**Steales Close,  
Woolpit, Suffolk.**

**DAVID  
BURR**



# 8 Steeles Close, Woolpit, IP30 9FN

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, hairdresser, doctor's surgery and public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

A well-presented detached bungalow offering light, spacious and highly practical accommodation, quietly positioned within a popular residential setting, ideally suited to those seeking comfortable single-level living with a manageable garden and excellent access to local amenities.

**This is a home that will particularly appeal to downsizers, retirees or those seeking a simpler pace of life, without compromising on space or comfort. The single-storey layout, manageable plot and quiet position combine to create an environment that is both practical and enjoyable.**

## Key Features

- Detached bungalow in a quiet residential setting
- Spacious sitting/dining room with garden access
- Well-equipped fitted kitchen
- Three bedrooms with flexible use
- Modern shower room
- Manageable, enclosed rear garden
- Ample off-road parking
- Ideal for downsizers or retirement living
- Convenient access to local amenities and transport links
- Well-balanced, easy-to-maintain accommodation

The property provides well-balanced accommodation throughout, centred around a generous sitting/dining room with direct access onto the rear garden, creating a bright and welcoming living space. The kitchen is well-equipped and thoughtfully arranged, with ample storage and work surfaces, while three bedrooms offer flexibility for guests, hobbies or a home office. The overall feel is one of ease and simplicity, with a layout that works effortlessly for day-to-day living.

## Accommodation

A central hallway provides access to all rooms, enhancing the sense of space and practicality.

The sitting/dining room is a particularly attractive feature — a light-filled, comfortable space with French doors opening onto the garden, ideal for both relaxing and entertaining.

The kitchen is well-appointed with a range of fitted units and space for appliances, with a door providing convenient external access. Combi Boiler is located in this room.

There are three bedrooms, including two comfortable doubles and a further single bedroom, offering flexibility for visiting family or alternative uses.

The shower room is neatly presented and easily accessible from the main hallway.

## Outside

The property enjoys a neatly arranged rear garden, designed with ease of maintenance in mind. A combination of paved terrace and lawn creates a pleasant

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outdoor space, ideal for sitting out or light gardening, with secure boundaries providing privacy.

To the front, there is ample off-road parking via a generous driveway.

## Nearby, you will find:

- Local shops and services for day-to-day needs
- Accessible transport links into Bury St Edmunds and surrounding villages
- Healthcare facilities and essential services within easy reach
- Pleasant walks and green spaces close by

Bury St Edmunds itself offers an excellent range of shopping, dining and cultural facilities, along with a mainline rail link to London Liverpool Street, making the area both connected and highly desirable.

**SERVICES:** Mains water, electric and drainage. Gas central heating.

**NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** Mid Suffolk District Council – Band D.

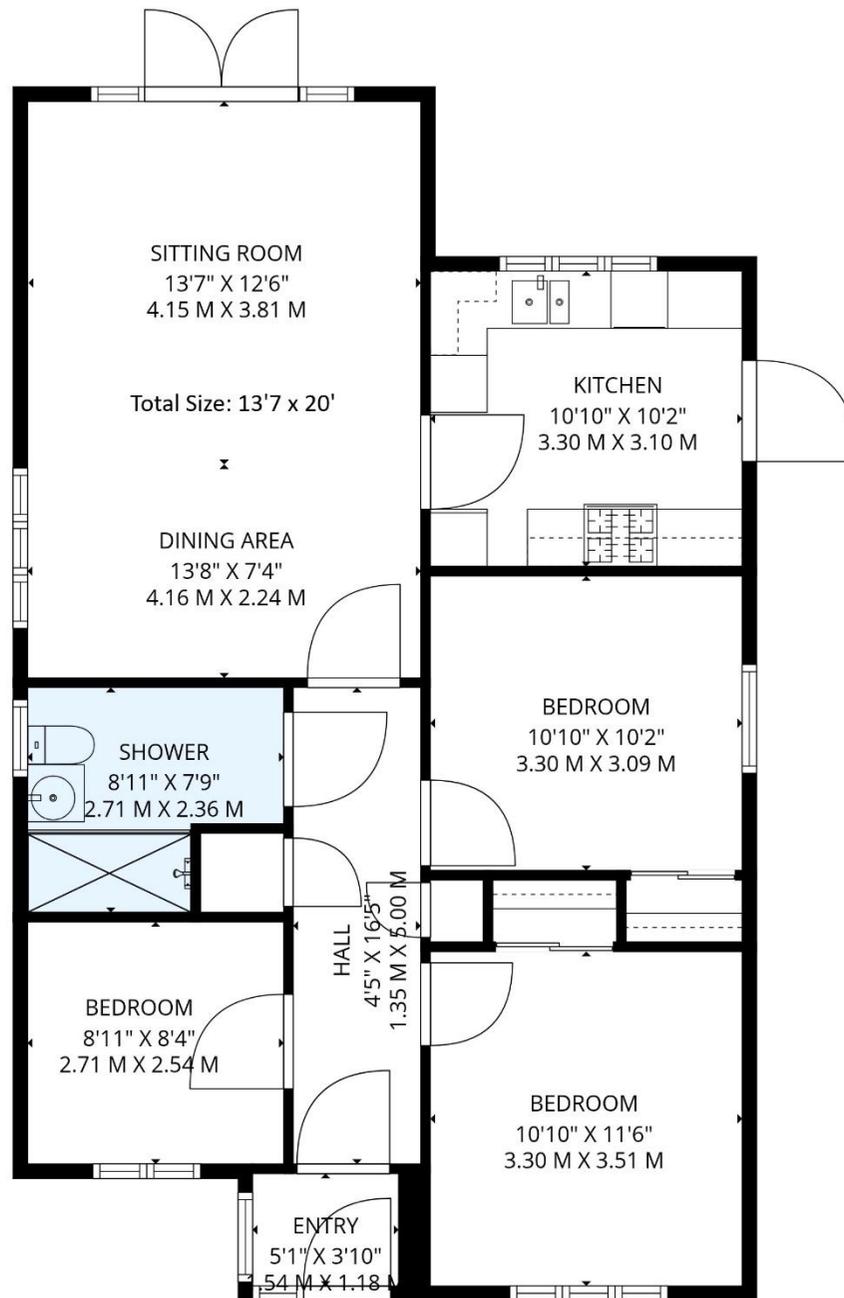
**EPC RATING: B**

**BROADBAND AND MOBILE:** Please see our website and Ofcom.org.uk for further details

**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**TOTAL: 913 sq. ft, 85 m2**

1st floor: 913 sq. ft, 85 m2

EXCLUDED AREAS: WALLS: 67 sq. ft, 6 m2

All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcpp.



