Foxhall

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Mill Close

Woolpit, Bury St. Edmunds, IP30 9QY

Offers in the region of £315,000

3 1 3 E





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Front Garden
Off-road parking for three cars comfortably via a hardstanding concrete driveway, mostly laid with to lawn with flower beds, path ways, access to the garage and an iron gate to the left hand side leading to the rear garden.

Entrance Porch
Entry via a double glazed obscure door facing the front, coving and a door to the lounge.

Lounge
11'3" x 18'6" (3.44 x 5.65m)
Double glazed windows to the front and side, two radiators, coving, gas fire on a stone base and doors to the kitchen and middle lobby.

Kitchen
10'10" x 8'2" (3.31 x 2.49m)
Double glazed window to the rear, wall and base fitted units with cupboards and drawers, space for an oven, stainless steel single sink bowl and drainer unit with a mixer tap, wall mounted Potterton boiler, storage cupboard, tiled splash-back and floor and a door to the side lobby.

Side Lobby
Double glazed door facing the front leading to the drive way, double glazed door to the rear leading to the rear garden and a door to the utility room.

Utility Room
10'4" x 6'8" (3.16 x 2.05m)
Double glazed window to the rear and side, wall and base fitted units with cupboards and drawers, plumbing for a washing machine, space for a fridge freezer, space for a tumble dryer, stainless steel single sink bowl and drainer unit with hot and cold taps over, radiator, coving and tiled flooring.

Middle Lobby
Access to the loft, airing cupboard housing a water tank, coving, and doors to the wet room, bedroom one, two and bedroom three / dining room.

Wetroom
6'2" x 7'8" (1.89 x 2.35m)
Double glazed obscure window to the rear, coving, radiator, low flush W.C., Pedestal wash hand basin with hot and cold taps, extractor fan, wet room style flooring with an electric Triton shower over.

Bedroom One
9'11" x 11'8" (3.03 x 3.56m)
Double glazed window facing the front, coving, radiator and a double built-in sliding door wardrobe.

Bedroom Two
9'9" x 6'9" (2.99 x 2.08)
Double glazed window to the side, coving and a radiator.

Dining Room / Bedroom Three
9'10" x 10'7" (3.00 x 3.23m)
Double glazed sliding patio doors to the rear going out to the conservatory, coving and a radiator.

Conservatory
9'4" x 9'7" (2.86 x 2.94m)
Double glazed windows to the rear and side, power, lighting, tiled flooring and a double glazed door to the side going out to the garden.

Rear Garden
Fully enclosed North facing wrap around rear garden fully enclosed via panel fencing and high hedges, mostly laid to lawn with flower bed borders offering an array of mature plants and bushes, large patio area, access to two sheds, a greenhouse and an outside tap.

Garage
8'8" x 14'2" (2.65 x 4.33m)
Electric roll up door with power and lighting.

Agents Notes
Tenure - Freehold
Council Tax Band - C





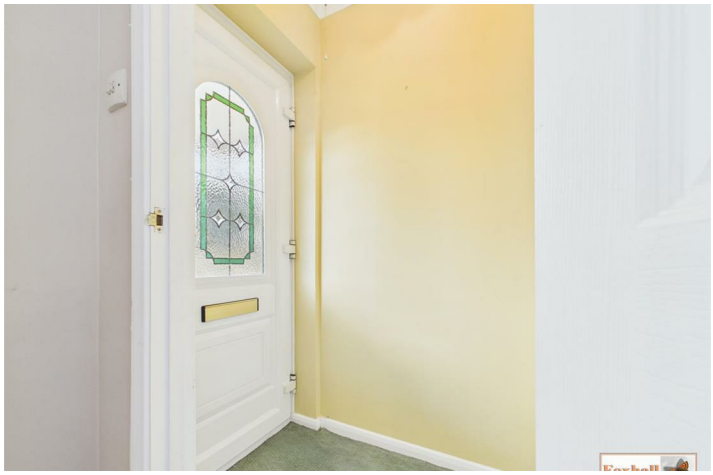










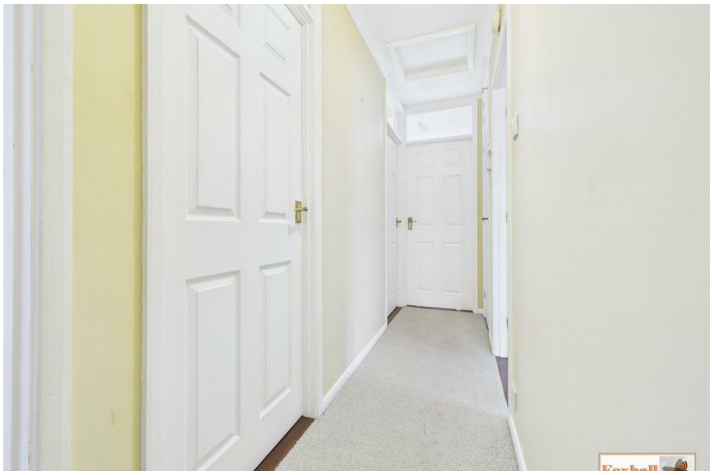



















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Road Map



Hybrid Map



Terrain Map



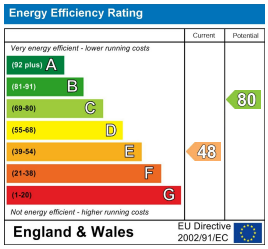
Floor Plan

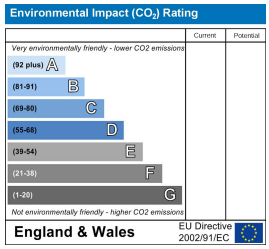


Viewing

Please contact us on 01449 553 955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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