



## MILL CLOSE, WOOLPIT IP30 9QY

OIEO £325,000  
FREEHOLD

Located in the highly desirable village of Woolpit, this chain-free link-detached bungalow presents an excellent opportunity for those seeking flexible, single-storey living. The accommodation comprises a well-appointed kitchen, a generous sitting/dining room ideal for both relaxing and entertaining, a wet room, and three bedrooms, with the second bedroom opening into a delightful conservatory enjoying views over the garden. A separate utility room adds further practicality. Outside, a driveway provides ample parking and leads to a single garage with electric roller door. The property is complemented by attractive wrap-around gardens featuring established flower and shrub borders with lawns, along with two sheds and a greenhouse, creating a wonderful outdoor space to enjoy.

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# MILL CLOSE

- Substantial Link Detached Three Bedroom Bungalow
- Chain Free!
- Spacious Sitting Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Well Appointed Kitchen
- Well Kept Gardens to Front & Rear Garden
- Within Walking Distance To Local Amenities & Access To The A14
- Utility Room & Conservatory
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Front door and door into sitting room.

## Sitting Room

Generous sized room with dual aspect windows to front and side. Gas fire and two radiators.

## Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for kitchen appliances and free-standing electric oven with extractor hood over. Storage cupboard and window to rear. Radiator.

## Inner Hall

Loft access and cupboard housing the water tank.

## Bedroom 1

Double room with window to front and radiator.

## Bedroom 2

Double room with sliding doors to the conservatory. Radiator.

## Bedroom 3

Window to side and radiator.

## Conservatory

Fitted blinds and tiled flooring. Windows overlooking the garden and a door leading to the patio area.

## Wet Room

WC and pedestal wash basin. Fully tiled with electric shower head. Window to rear. Radiator.

## Inner Hall

Door to rear garden and side door to the front.

## Utility Room

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for appliances. Window to rear and side. Radiator.

## Rear Porch

Window to rear.

## Outside

### Front Garden

A neatly maintained front garden featuring a lawn with established shrub borders, complemented by a driveway providing off-road parking and leading to a single garage, with the garden wrapping around to the side and offering gated access to the rear.

### Rear Garden

A well-maintained rear garden, which wraps around to the side featuring a well maintained lawn with established flower and shrub borders and a raised bed, offering an attractive and versatile outdoor space. The garden is further enhanced by two useful sheds and a greenhouse, ideal for storage and gardening enthusiasts.

### Shed 1

Large shed with double doors and windows to side.

### Shed 2

With workbench and shelving, door to the garden.

### Garage

Electric roller door and power connected.

# MILL CLOSE





Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

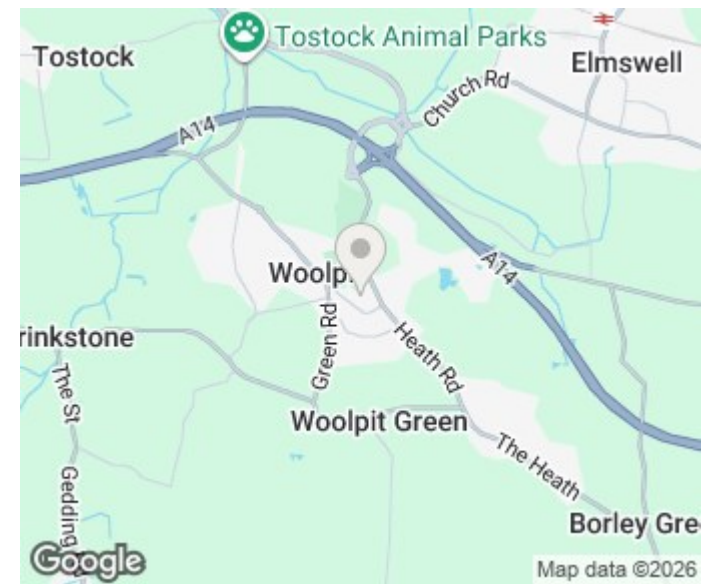
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Approximate total area<sup>(1)</sup>  
1267 ft<sup>2</sup>  
117.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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	

EPC Rating: E Council Tax Band: C

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