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Saffrons, Woolpit

Generous living spaces in one of Suffolk's most sought-after villages.



Introduction

Woolpit is one of Suffolk's most desirable villages, renowned for its attractive period architecture and thriving community. Dominated by the magnificent parish church of St Mary, the village offers an excellent range of amenities including a village store with post office, bakery, coffee shop, doctor's surgery, primary school, public house and a variety of independent businesses. The nearby A14 provides convenient access to Bury St Edmunds (10 miles) and Stowmarket (7 miles), the latter offering regular rail services to London's Liverpool Street.

Occupying an attractive position towards the edge of the village, Saffrons is a substantial detached family home offering over 1,370 sq.ft. of well-balanced accommodation. Recently enhanced with a stylish new kitchen, matching utility room, new floor coverings and a contemporary family shower room, the property combines immediate comfort with exciting potential for future personalisation. Offered with the added benefit of no onward chain, it presents an excellent opportunity to secure a spacious home within this highly regarded Suffolk village.

Key Features

- **Detached four-bedroom family home**
- **Recently fitted contemporary kitchen**
- **Matching utility room**
- **Spacious sitting room and separate dining room**
- **New family shower room**
- **En-suite to the main bedroom**
- **Ground floor cloakroom**
- **Integral garage and private driveway**
- **Attractive enclosed rear garden**
- **No onward chain**



Living, Dining & Kitchen

Beautifully designed for modern family life and effortless entertaining.

At the heart of Saffrons lies a wonderfully balanced arrangement of reception rooms, offering generous living space perfectly suited to both everyday family life and entertaining. The spacious sitting room enjoys excellent natural light and centres around an attractive fireplace, creating a warm and welcoming atmosphere throughout the year.

A wide opening leads naturally into the dining room, allowing the two spaces to work independently or together for larger family gatherings. Sliding patio doors provide direct access to the rear terrace, seamlessly connecting the home with the garden and creating an ideal setting for summer entertaining.

Recently refitted, the kitchen has been thoughtfully designed to combine timeless styling with everyday practicality. Contemporary cabinetry is complemented by attractive wooden worktops, providing generous storage and preparation space whilst remaining perfectly positioned adjacent to the dining room.

Beyond, the matching utility room enhances the functionality of the home, offering additional storage, laundry facilities and direct access to both the garden and the integral garage. Together with the ground floor cloakroom, these practical additions ensure the house is exceptionally well equipped for modern family living.



Bedrooms & Accommodation

The first floor continues the generous proportions found throughout the house, offering four well-balanced bedrooms that provide excellent flexibility for growing families, guests or those working from home. The main bedroom benefits from its own en-suite bathroom, whilst two further double bedrooms provide comfortable accommodation and the fourth bedroom offers an ideal nursery, study or home office.

Serving the remaining bedrooms is a recently upgraded family shower room, beautifully finished with a contemporary suite including a large walk-in shower, wash hand basin and WC. Together, the first floor offers practical and adaptable accommodation to suit a wide variety of lifestyles.



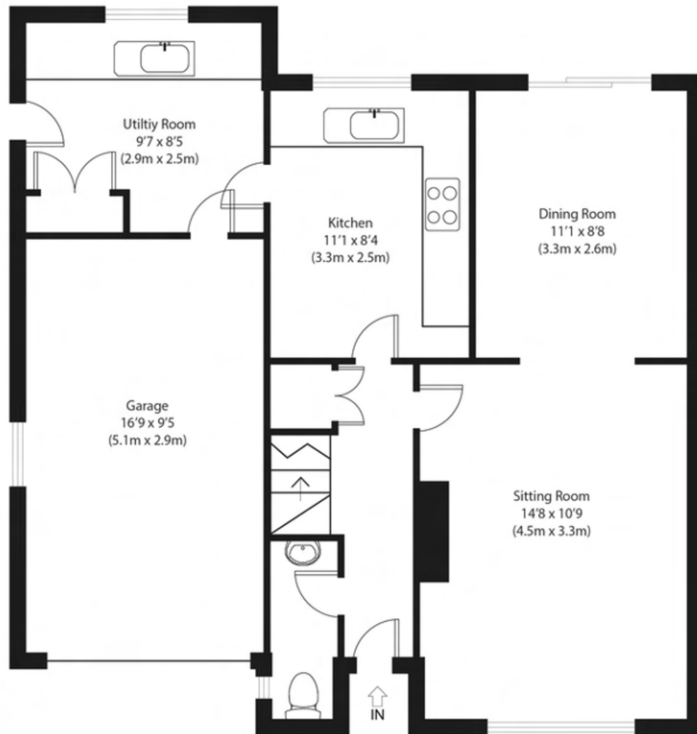
Garden & Outside area

Approached via a private driveway providing off-road parking, Saffrons occupies an attractive position set back from the road behind a well-maintained front garden with established planting and mature shrubs creating an excellent first impression.

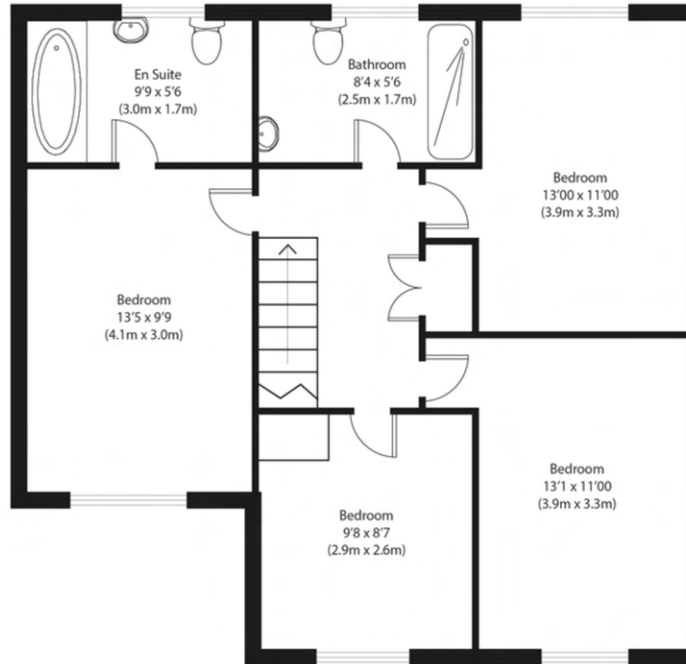
To the rear, the enclosed garden has been thoughtfully arranged to provide spaces for both relaxation and entertaining. A generous paved terrace adjoins the house, making it the perfect setting for al fresco dining during the warmer months, whilst the lawn is bordered by colourful planting that enhances privacy and seasonal interest. Positioned at the far end of the garden, the summerhouse offers a peaceful retreat, ideal for enjoying the garden throughout the seasons. Completing the property is an integral garage providing excellent storage together with further parking on the private driveway.



Floorplan



Ground Floor



First Floor

Approximate Gross Internal Area
1375 sq ft (128 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisers should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Property information

Mid Suffolk District Council - D

EPC Rating: D

Tenure: Freehold

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DAVID
BURR

David Burr - Woolpit
Sampson House, Woolpit,
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk