



DAVID
BURR

9 Horsefair, Woolpit, IP30 9TZ



Occupying a pleasant position within this well-regarded Suffolk village, this detached three-bedroom home offers well-balanced accommodation ideally suited for family living, downsizing or investment purchasers alike.

The property enjoys a practical and versatile layout extending to approximately 1,134 sq. ft., with the ground floor centred around a generous dual-purpose living space opening through to a conservatory overlooking the rear garden. A fitted kitchen, cloakroom and integral garage further enhance the functionality of the home.



Woolpit remains one of Mid Suffolk's most desirable villages, offering a strong sense of community alongside a range of everyday amenities including village shops, public houses, schooling and recreational facilities. The village is particularly well placed for access to the A14 corridor, linking Bury St Edmunds, Stowmarket, Ipswich and Cambridge beyond.



Key Features

Detached family home in sought-after village setting

Three Bedrooms

En-suite to principal bedroom.

Conservatory

Garage and driveway parking

Scope for updating/improvement



Living & Entertaining

The accommodation is notably well proportioned, with a particularly spacious sitting room forming the heart of the home. Enjoying an abundance of natural light from dual aspects, the room offers ample space for both seating and entertaining, whilst French doors open directly into the conservatory, creating an excellent flow between the principal reception areas.

The conservatory provides an attractive additional reception space overlooking the garden, ideal for year-round enjoyment as a dining area, garden room or quiet retreat. Neutral décor throughout further enhances the sense of space and light, allowing purchasers the opportunity to personalise to their own taste.

The kitchen is fitted with a range of matching wall and base units complemented by ample work preparation surfaces and tiled splashbacks. Thoughtfully arranged to maximise practicality, the space incorporates integrated cooking appliances together with provision for further white goods.



Bedrooms & Bathrooms

The first floor provides three comfortable bedrooms, all presented in light neutral tones which enhance the bright and airy feel throughout the accommodation. The principal bedroom is particularly well proportioned and benefits from the added convenience of an en-suite shower room.

The remaining bedrooms are served by a family bathroom and offer flexibility for a range of uses including guest accommodation, children's rooms or a home office. The layout is well suited to modern living, providing practical and balanced bedroom accommodation for a variety of purchasers.



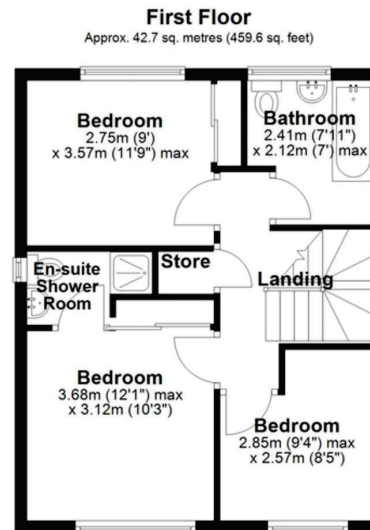
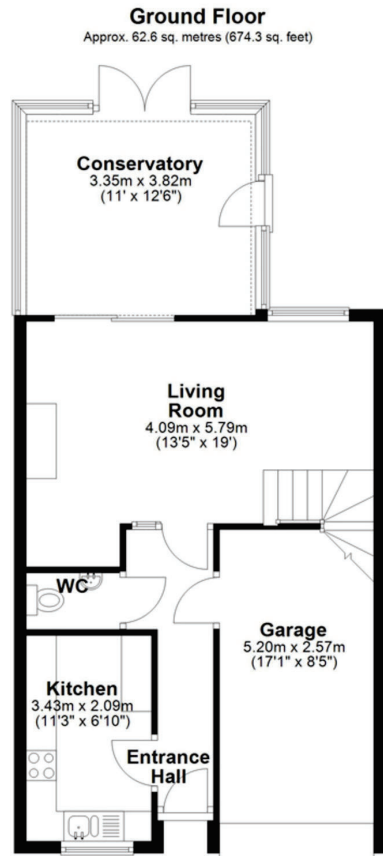
Garden & Outside area

The rear garden enjoys a mature and established setting, well stocked with a variety of shrubs, planting and natural greenery which together create a pleasant sense of privacy and enclosure. The space offers an attractive environment for outdoor enjoyment whilst also providing excellent potential for further landscaping or personalisation if desired.

A well-balanced detached home enjoying an attractive position within this established residential setting in the sought-after village of Woolpit. The property presents traditional elevations beneath a pitched tiled roof and benefits from driveway parking, an integral garage and mature front landscaping which together create an appealing first impression.



Floorplan



Total area: approx. 105.3 sq. metres (1133.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp.□

Horsefair, Woolpit

Property information

Mid Suffolk District Council - D

EPC Rating: C

Tenure: Freehold

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 whatever 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.

DAVID
BURR

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

01359 245 245

Woolpit@davidburr.co.uk