



## MITRE CLOSE WOOLPIT, IP30 9SJ

£280,000  
FREEHOLD

Located in the well-served village of Woolpit, this well-presented three-bedroom home offers comfortable and stylish living throughout. The ground floor features a modern, well-equipped kitchen, a spacious sitting/dining room ideal for entertaining and a convenient cloakroom. Upstairs, there are three bedrooms and a family bathroom. Outside, the low-maintenance garden is attractively laid to patio, providing a pleasant space to relax, with gated access leading to the property's parking area and garage.

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# MITRE CLOSE

- Well Presented Three Bedroom House
- Quiet Cul De Sac Location
- Ground Floor Cloakroom
- Oil Fired Heating
- Garage & Parking
- Modern Gloss Kitchen
- Spacious Sitting/Dining Room
- Well Served Village With Amenities Including Doctors Surgery
- Low Maintenance Garden
- View the 3D Tour Today!



## Entrance Hall

Welcoming entrance hall with stairs leading to first floor. Understairs cupboard. Built in shelving. Radiator

## Kitchen

Stylish gloss kitchen with a range of base, wall and drawer units with wood work top over. Inset sink and drainer. Integrated washing machine, dishwasher and fridge. Double oven, ceramic hob and extractor fan over. Storage cupboard. Window to side and radiator.

## Sitting/Dining Room

Well presented room with dual aspect windows to front and rear. Two radiators.

## Cloakroom

WC and wash hand basin with corner vanity unit. Window to side. Radiator.

## Landing

Loft access and airing cupboard. Window above stairs allowing lots of natural light.

## Bedroom 1

Double room with built in wardrobes and a ceiling fan. Window to rear. Radiator.

## Bedroom 2

Double room with window to the front. Radiator.

## Bedroom 3

L-Shaped room with window to rear. Radiator.

## Bathroom

Bath with electric shower over, wash handbasin and WC. Window to front. Heated towel rail.

## Outside

### Front Garden

Well kept front garden is laid mainly to shingle with pathway to front door.

### Rear Garden

Low maintenance outside space, laid to patio with raised shingle beds. Store shed used as utility space. Pedestrian door into garage. Gate leading to parking and garage.

## Garage

Single garage with up and over door and pedestrian door into garden.



## MITRE CLOSE





Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
856 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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