





HEATH ROAD, WOOLPIT,
IP30 9RU

£400,000
FREEHOLD

Offered to sale chain free. Situated in the highly sought-after village of Woolpit, this impressive five-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The property boasts three bathrooms, alongside a superb open-plan kitchen/diner perfect for entertaining and family gatherings. A separate utility room adds practicality and additional functionality. Combining generous living space with a desirable village location, this fantastic home offers an excellent opportunity for families seeking comfort, space and convenience in the heart of Suffolk.

allhomes

HEATH ROAD

• Chain Free - Well Presented Five Bedroom Home • Modern Fitted Kitchen/Dining Room • Spacious Sitting Room • Gas Fired Central Heating • Master Bedroom With En-Suite • Enclosed Private Rear Garden • Sought-after Location • Ample Off Road Parking • Utility & Ground Floor Cloakroom • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Two windows to front and a Velux skylight. Feature wall panelling. Door to the stairs and first floor. Two full mounted wall radiators.

Sitting Room
Feature wall panelling. Built in shelving and media wall. A feature beam. Radiator.

Kitchen/Diner
Stylish kitchen with base cupboards and worktops over. Inset sink and drainer. Separate full-length storage cupboards. An integral dishwasher and space for a full fridge freezer, large double Range master oven with a Range Master cooker hood over. The dining area features panelled wall. Built in feature wall seating area and media wall. Two Velux skylights, window and French style doors facing the rear.

Utility Room
Base cupboards with work tops over. Inset sink and drainer. Space for fridge, washing machine. Wall mounted Baxi main eco combi boiler. Window to rear. Radiator.

Cloakroom
WC and vanity wash basin. Fully tiled. Radiator.

Reception Room/ Bedroom 5
Fully feature wall panelling. Window to front. Radiator.

Ground Floor Bathroom
Stylish suite, WC and vanity wash basin. Separate shower cubicle. Bath fully tiled with mixer taps. Velux window. Heated towel rail.

Inner Hall
Stairs to first floor.

Landing
Wall panelling. Access to the loft. Storage cupboard.

Bedroom 1
Double bedroom with built in wardrobes. Door to the en-suite. Window to front. Radiator.

En-Suite
WC and vanity wash basin. Fully tiled shower cubicle. Window to rear. Heated towel rail.

Bedroom 2
Window to rear. Radiator.

Bedroom 3
Window to front. Radiator.

Bedroom 4
Window to rear. Radiator.

Family Bathroom
Fully tiled modern suite, WC and vanity wash basin. Bath with mixer taps and shower attachment. Window to front. Heated towel rail.

Outside

Front Garden
Block paved offering ample off road parking.

Rear Garden
The rear garden is fully enclosed by fencing, raised flower bed boarders, mostly laid with artificial lawn with a large block patio seating area with a covered pergola offering a entertaining space for alfresco dining. Outdoor kitchen area with a butler sink and fully tiled worktops, large shed and gate to the side giving access to the road.

Outbuilding
Built in units and doors to the garden.

Disclaimer
Allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.



HEATH ROAD

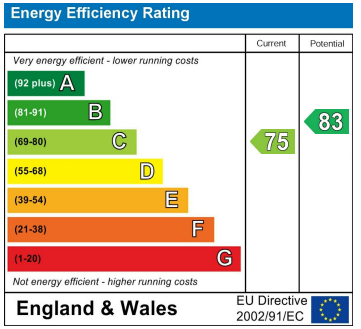












EPC Rating: C Council Tax Band: C

Disclaimer: allhomes, along with their representatives, aren't authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We don't take responsibility for any statements made in these particulars, which don't constitute part of any offer or contract. To comply with AML regulations, £30 is charged to the buyer which covers the cost of the digital ID check. It's recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It shouldn't be assumed that the property has all necessary planning, building regulations, or other consents. Services, equipment, and facilities haven't been tested by allhomes, and prospective purchasers are advised to verify the information to their satisfaction through inspection or other means.

allhomes
28 Thurston Granary, Station Hill
Thurston
Bury st Edmunds
Suffolk
IP31 3QU

01359 234444
mail@allhomes.uk.com
allhomes.uk.com

allhomes