



Wrights Way, Woolpit, Bury St. Edmunds, Suffolk, IP30 9TY

MARK · EWIN
BURY ST EDMUNDS

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Located in the popular and well-served village of Woolpit is this four bedroom detached family home offering spacious accommodation, a detached double garage, and a home office. The accommodation comprises of an entrance hall, a spacious sitting room and doors leading to the rear. There is a modern kitchen with a range of wall and base units, a dining room with French doors leading to the garden and a convenient cloakroom. On the first floor, the principal bedroom offers an en-suite shower room, there are three further bedrooms complimented by a family bathroom. Outside, to the front of the property, there is a pathway leading to the front door, bordered by planting. To the rear there is a paved patio with lawned area offering excellent space for outdoor dining and entertaining. Also to the rear is a detached home office with double doors and windows, offering a versatile space ideal for remote working. There is a detached double garage.

Additional Information:

Tenure: Freehold Mobile Coverage: EE, O2, Three & Vodafone are listed as 'likely' in this area. (Source Ofcom)

Broadband: Standard, Superfast & Ultrafast are available in this area via Openreach & Trooli. (Source Ofcom)

Services: Mains Gas, Electric, Water and Drainage. Heating offered via gas central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Travelling east along the A14, leave at junction 47 turning left at the roundabout heading into the village of Woolpit along Heath Road, turn right on to Church Street and continue along The Street, turn left into Wrights Way

Location

Woolpit has a good range of local facilities, including a village store and post office, a public house, parish church, village hall and primary school. There is a health centre and a number of recreational activities to include both Tennis and Cricket clubs. The historic market town of Bury St Edmunds is 8 miles to the west and the market town of Stowmarket is 7 miles east and offers a main line station to London Liverpool Street. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Hall 15' 8" x 7' 4" (4.77m x 2.23m)

Cloakroom 3' 4" x 3' 1" (1.02m x 0.94m)

Kitchen 11' 11" x 14' 0" (3.63m x 4.26m)

Dining Room 9' 10" x 13' 9" (2.99m x 4.19m)

Sitting Room 11' 5" x 21' 5" (3.48m x 6.52m)

Bathroom 7' 1" x 6' 7" (2.16m x 2.01m)

Bedroom 9' 9" x 11' 6" (2.97m x 3.50m)

Bedroom 8' 3" x 9' 5" (2.51m x 2.87m)

Bedroom 8' 2" x 11' 10" (2.49m x 3.60m)

Ensuite 6' 7" x 5' 7" (2.01m x 1.70m)

Bedroom 11' 5" x 15' 6" (3.48m x 4.72m)

Landing 14' 6" x 6' 4" (4.42m x 1.93m)

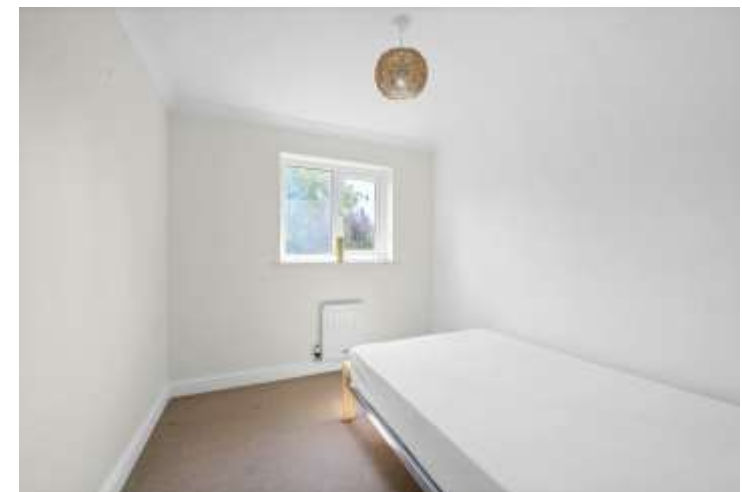
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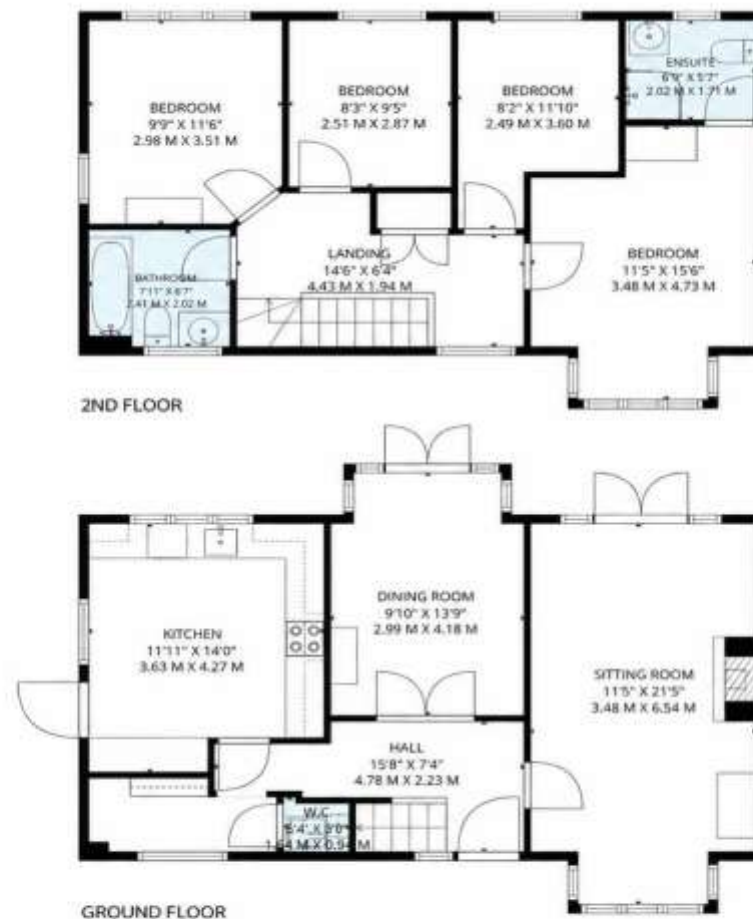
Council Tax Band: B

EPC Rating: E

Tenure:

Offers in excess of £450,000





All Measurements Are Approximate, This Floor Plan Is a Guide Only. Produced By Dcgp.



MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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