



**White Elm Road,
Woolpit, Suffolk**

**DAVID
BURR**

5 White Elm Road, Woolpit, IP30 9SQ.

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school, bakery, coffee shop, gift shop, hairdresser, doctor's surgery and public houses. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

A charming semi-detached cottage with countryside views. Situated on a no-through road on the edge of the ever-popular village of Woolpit, this two-bedroom semi-detached cottage enjoys a delightful position with an open outlook across a meadow to the rear. The property offers spacious and well-balanced accommodation, thoughtfully arranged over two floors.

A charming semi-detached cottage with open countryside views

Key Features

- Semi-detached cottage in village location
- Two double bedrooms and a family bathroom
- Spacious kitchen/dining room with hardwood units
- Sitting room with patio doors to the rear garden
- Rear porch/utility and additional internal storage
- Private driveway and pretty front garden
- Enclosed rear garden with lawn and mature planting
- Beautiful rear aspect with countryside views
- Available immediately

On the ground floor, an entrance porch opens into a welcoming hallway, which leads through to a generous kitchen/dining room—fitted with hardwood wall

and base units, stylish worktops, and ample space for a table and chairs, ideal for relaxed family meals or entertaining.

To the rear, the sitting room enjoys garden views through patio doors that open directly onto the rear terrace. There is also a rear lobby/utility area and a useful boiler cupboard providing additional storage.

Upstairs, there are two comfortable double bedrooms, both enjoying excellent natural light and countryside outlooks, alongside a family bathroom and two large storage cupboards on the landing.

Outside

The front garden is attractively planted with a private driveway offering off-road parking. The rear garden is a particular feature—private and framed with mature borders, a lawned area and wonderful views across a meadow, offering a charming backdrop to daily life.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

LOCAL AUTHORITY: Mid Suffolk District Council. Band C

EPC RATING: C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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