THE GREEN, WOOLPIT

IP30 9RQ

£700,000

FREEHOLD

Set on the outskirts of the popular village of Woolpit, this impressive four-bedroom detached home offers spacious and contemporary living throughout. The welcoming entrance hall leads to a cloakroom, modern kitchen/dining room, utility, generous study and a superb sitting/dining room. Upstairs are four well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite, together with a good-sized family bathroom. The property has excellent kerb appeal, with ample driveway parking, a double garage and additional storage. To the rear, a stunning decked terrace overlooks the beautifully maintained garden, extending to just under a quarter of an acre. A superb family home which must be viewed to fully appreciate the space, setting and quality on offer.

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THE GREEN

• Substantial Detached Four Bedroom Home • Kitchen/Dining Room & Utility Room • Principal Bedroom With En-Suite • Oil Fired Central Heating • Double Garage and Ample Driveway Parking • Open Plan Spacious Sitting/Dining Room • Separate Study & Ground floor Cloakroom • Large Enclosed Rear Garden • Close To Village Amenities & Transport Links • Step Inside Today With Our 360 Virtual Tour!

Entrance Hall
The main entrance door opens into a spacious entrance hall, with stairs to the first floor, a full-length front-facing window and radiator.

Cloakroom
WC and wash basin vanity unit. Window to front. Heated towel rail.

Sitting/Dining Room
Generous room with open fire in modern surround. Opens to the dining area. Bi-Fold doors leading on to the decking and garden. Dual aspect windows to front and rear. Two radiators.

Study
Well-proportioned room. Window to front. Radiator.

Kitchen/Dining Room
Open plan stylish kitchen with a wide range of floor, wall and base cupboard and drawer units and ample work tops over. Integrated fridge freezer and dishwasher, Inset sink and drainer with flexi hose tap. Built in double oven, induction hob and extractor hood over. Window to rear and two skylights. Opening to the dining area with built in breakfast bar and a range of full-length cupboards and drawer units. Bi-Fold doors leading directly to the rear garden. Wall mounted radiator.

Utility Room
Wall and base cupboard units and ample work tops over. Double inset sink with drinking water tap. Built in storage with sliding doors. Space for washing machine. Wall mounted radiator. Door to rear with covered walkway between utility and garage.

Landing
Storage cupboard. Loft access and radiator.

Principal Suite
Well proportioned double room with dual aspect windows to front and side. Range of built in wardrobes. Radiator.

En-Suite
Modern suite, WC and large wash basin vanity unit. Shower cubicle. Skylight. Heated towel rail.

Bedroom 2
Spacious Double room with built in wardrobe. Window to front. Radiator.

Bedroom 3
Double room with built in wardrobe. Window to side. Radiator.

Bedroom 4
Good size single room with window to front. Radiator.

Bathroom
Modern suite, fully tiled. WC and hand wash basin vanity unit. Wall mounted bathroom cabinets. Bath with rainfall shower head and shower screen. Skylight. Heated towel rail.

Outside

Front & Side Gardens
Gated entrance leading to large driveway offering ample off-road parking and double garage. Access to the side and rear gardens.
To one side of the property there is a covered area between the utility and garage. There is shingle and hardstanding with a gate to the rear.

Rear Garden
A stylish decked area provides an ideal space for outdoor seating and entertaining, overlooking the generous garden which is mainly laid to lawn and established trees. A useful garden shed provides additional storage. The garden wraps around both sides of the property.

Double Garage
Two up and over doors. Windows to rear. Power connected. Pedestrian door to covered walk way. Storage shed adjoining with double barn doors, power connected.

Agent's Note
12 owned solar panels.

Disclaimer
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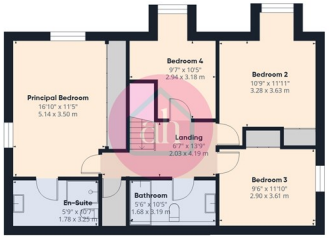
THE GREEN

Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)
2397 ft²
222.6 m²

Reduced headroom
16 ft²
1.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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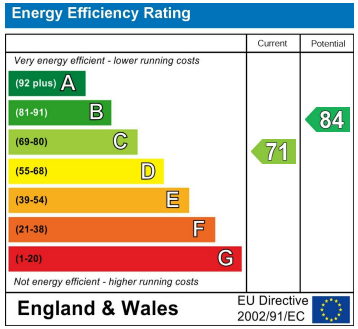
Ground Floor Building 2



EPC Rating: C Council Tax Band: F

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