



## MILL CLOSE, WOOLPIT IP30 9QY

OIEO £325,000  
FREEHOLD

Located in the highly desirable village of Woolpit, this chain-free link-detached bungalow presents an excellent opportunity for those seeking flexible, single-storey living. The accommodation comprises a well-appointed kitchen, a generous sitting/dining room ideal for both relaxing and entertaining, a wet room, and three bedrooms, with the second bedroom opening into a delightful conservatory enjoying views over the garden. A separate utility room adds further practicality. Outside, a driveway provides ample parking and leads to a single garage with electric roller door. The property is complemented by attractive wrap-around gardens featuring established flower and shrub borders with lawns, along with two sheds and a greenhouse, creating a wonderful outdoor space to enjoy.

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# MILL CLOSE

- Substantial Link Detached Three Bedroom Bungalow
- Chain Free!
- Spacious Sitting Room
- Gas Fired Central Heating
- Garage & Driveway Parking
- Well Appointed Kitchen
- Well Kept Gardens to Front & Rear Garden
- Within Walking Distance To Local Amenities & Access To The A14
- Utility Room & Conservatory
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Front door and door into sitting room.

## Sitting Room

Generous sized room with dual aspect windows to front and side. Gas fire and two radiators.

## Kitchen

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for kitchen appliances and free-standing electric oven with extractor hood over. Storage cupboard and window to rear. Radiator.

## Inner Hall

Loft access and cupboard housing the water tank.

## Bedroom 1

Double room with window to front and radiator.

## Bedroom 2

Double room with sliding doors to the conservatory. Radiator.

## Bedroom 3

Window to side and radiator.

## Conservatory

Fitted blinds and tiled flooring. Windows overlooking the garden and a door leading to the patio area.

## Wet Room

WC and pedestal wash basin. Fully tiled with electric shower head. Window to rear. Radiator.

## Inner Hall

Door to rear garden and side door to the front.

## Utility Room

A range of wall and base cupboard and drawer units with work tops over. Inset sink and drainer. Space for appliances. Window to rear and side. Radiator.

## Rear Porch

Window to rear.

## Outside

## Front Garden

A neatly maintained front garden featuring a lawn with established shrub borders, complemented by a driveway providing off-road parking and leading to a single garage, with the garden wrapping around to the side and offering gated access to the rear.

## Rear Garden

A well-maintained rear garden, which wraps around to the side featuring a well maintained lawn with established flower and shrub borders and a raised bed, offering an attractive and versatile outdoor space. The garden is further enhanced by two useful sheds and a greenhouse, ideal for storage and gardening enthusiasts.

## Shed 1

Large shed with double doors and windows to side.

## Shed 2

With workbench and shelving, door to the garden.

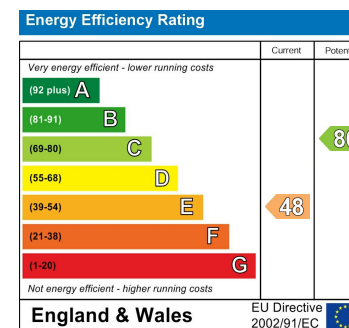
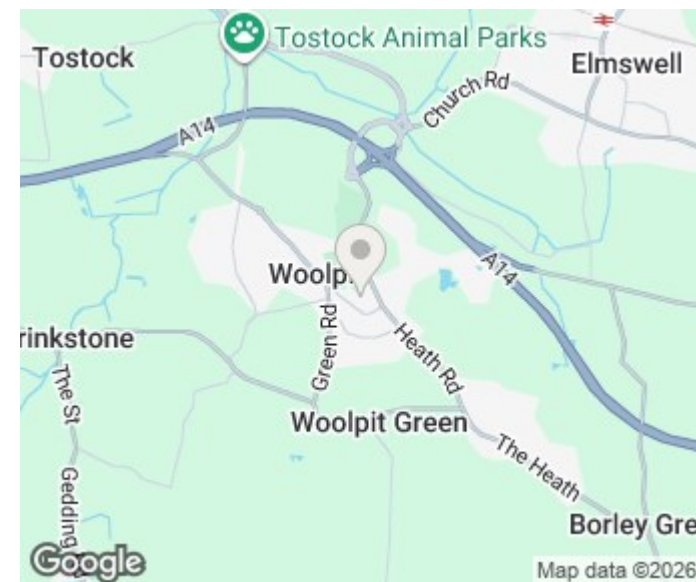
## Garage

Electric roller door and power connected.



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EPC Rating: E Council Tax Band: C

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