





CLAY PIT CLOSE, WOOLPIT,
IP30 9YY

£475,000
FREEHOLD

Built by David Wilson Homes in 2022 with high-quality fixtures and fittings throughout. This stylish and well-presented four-bedroom detached property offers a thoughtfully designed layout ideal for modern family living in the desirable village of Woolpit. The spacious ground floor features a convenient cloakroom, a generous sitting room and a sleek kitchen/dining room complemented by a useful utility room and built-in storage. Upstairs, the accommodation continues to impress with four well-proportioned bedrooms, including a principal bedroom complete with an en-suite and a family bathroom serves the remaining bedrooms. Outside, the property benefits from a front garden, a private driveway for off-road parking and a garage. The fully enclosed rear garden has a patio seating area alongside a raised decked terrace covered by a stylish pergola. Woolpit is a highly sought-after village location, offering residents a fantastic community supported by excellent local amenities including a school and a doctor's surgery. With its perfect blend of contemporary style, early viewing is highly recommended to fully appreciate the quality and space this property has to offer.

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CLAY PIT CLOSE

• Within Walking Distance To Local Amenities & Good Transport Links • Principal Bedroom With En-Suite • Ground Floor Cloakroom • Gas Fired Central Heating • Spacious Sitting Room. • Integral Garage & Parking • Viewing Is Highly Recommended • Step Inside Today With Our 360 Virtual Tour!





Entrance Hall
Welcoming entrance hall with staircase to the first floor. Radiator.

Cloakroom
WC and wash basin. Useful storage cupboard. Radiator.

Sitting Room
Spacious sized room with bay window to front and window to side enjoying plenty of natural light. Understairs storage cupboard being used as a playroom/den. Two radiators.

Kitchen/Dining Room
Stylish kitchen/dining room with a wide range of wall and base cupboard and drawer units with ample work surfaces over. Inset sink and drainer. Built in eye level double electric oven, induction hob and extractor hood over, dishwasher, fridge and freezer. A large bay window with double French doors opening directly to the garden. Opening to the spacious dining area with a built-in cupboard unit. Radiator.

Utility Room
With a range of wall and base cupboards with ample work surfaces over. Space for washing machine and tumble dryer. Door to the garden. Radiator.

Landing
Spacious landing with airing cupboard. Window to side. Loft access. Radiator.

Principla Bedroom
Generous sized bedroom with dual aspect windows to front and side. Radiator.

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

Bedroom 2
With fitted shelving and desk. Window to front. Radiator.

Bedroom 3
Window to rear. Radiator.

Bedroom 4
With a double workstation and integrated base and wall cupboards and drawers. Window to rear. Radiator.

Bathroom
WC and vanity wash basin. Fully tiled walk-in shower cubicle and separate bath. Window to rear. Heated towel rail

Outside

Front Garden
The front of the property there is a tarmac driveway providing parking for two vehicles, leading to an integral garage. A small grass area border with shrub bed.

Rear Garden
Fully enclosed west facing rear garden benefits from a paved patio seating area and a raised decked seating area covered by a pergola. The remainder of the garden is laid to lawn and raised herb garden. A side pedestrian access, playhouse and garden shed.

Garage
Up and over door. Power and light connected.

Agent's Note
Current service charges are £350 for the year. Reviewed annually.

Disclaimer
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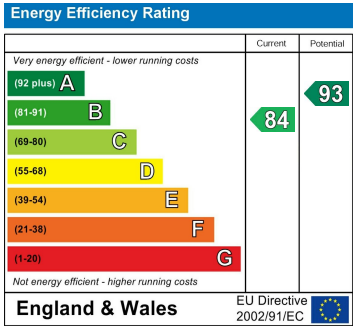












EPC Rating: B Council Tax Band: E

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