

DAVID  
BURR

## 5 Mill Close, Woolpit

*A beautifully presented detached bungalow enjoying generous single-storey accommodation, established gardens and a highly regarded village setting.*



---

# Introduction

---

Occupying a pleasant position within one of Woolpit's established residential areas, this splendid detached bungalow offers comfortable and practical single-storey living.

The property combines bright and spacious accommodation with attractive gardens, creating a home equally suited to downsizers, retirees or those seeking an easily managed village residence.

## Key Features

- Detached bungalow
- Three bedrooms
- Spacious sitting room
- Modern kitchen/dining room
- Contemporary shower room
- Garage and driveway parking
- Private rear garden
- Well-established residential setting
- Walking distance of village amenities
- No onward chain

---

# Living Space

---

## Comfortable Everyday Living

At the heart of the property is an impressive sitting room extending to over 29 feet in length, creating a wonderfully versatile reception space with direct access to the rear garden.

The adjoining kitchen/dining room has been fitted with a range of contemporary units and has designated space for everyday dining, providing a practical and sociable environment for modern living.

Windows throughout ensure an abundance of natural light, enhancing the bright and welcoming atmosphere found across the home.



---

# Bedrooms & Accommodation

---

## Thoughtfully Arranged Accommodation

The bungalow offers three bedrooms arranged around a central hallway, providing flexible accommodation suitable for a variety of lifestyles.

The principal bedroom enjoys fitted wardrobes, whilst the additional bedrooms can readily accommodate guests, hobbies or home-working requirements.

A modern shower room serves the accommodation and has been updated to provide a clean and contemporary finish.



---

## Garden & Outside Space

---

To the rear, the property benefits from a well-enclosed garden designed for ease of maintenance whilst retaining a high degree of privacy.

Areas of lawn are complemented by established planting and mature boundaries, creating an attractive outdoor environment throughout the seasons.

The front garden provides further kerb appeal, whilst the garage and driveway offer practical parking and storage solutions.



---

# Location

---

## Woolpit

Woolpit is widely regarded as one of Suffolk's most desirable villages, offering an excellent range of day-to-day amenities including shops, public house, cafés, primary schooling and healthcare facilities.

The village enjoys convenient access to Stowmarket, Bury St Edmunds and the A14, whilst rail services from nearby Stowmarket provide direct connections to London Liverpool Street.

Combining a strong sense of community with excellent accessibility, Woolpit continues to be one of the county's most sought-after village locations.



# Floorplan

## Property information

Mid Suffolk District Council - D

EPC Rating: D

Tenure: Freehold

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Total area: approx. 115.0 sq. metres (1237.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp. □

**Mill Close, Woolpit**



David Burr - Woolpit  
Sampson House, Woolpit,  
Bury IP30 9QN

01359 245 245

Woolpit@davidburr.co.uk