







Heath Road, Woolpit, BURY ST. EDMUNDS, IP30 9RU

Price Guide £410,000

Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Heath Road, Woolpit, BURY ST. EDMUNDS, IP30 9RU
Price Guide £410,000

We are pleased to present: An extended, spacious and much improved semi-detached house, convenient for centre of sought-after E village. Spacious Hall, Shower Room, Lounge - Multi-fuel Stove, Re-fitted Kitchen/Breakfast/Dining Room, Utility, 4 Bedrooms, Bathroom, Shingle Front & Large SW-Facing Rear Garden, VIEW ASAP.

DIRECTIONS

From Bury St Edmunds, proceed along the A14 towards Ipswich. Take the left turning, sign posted Woolpit and on reaching the roundabout, take the first exit. Continue over the mini-roundabout, past the Garage and Health Centre, the property is located on the right.

SPACIOUS HALL 14'5" + DOOR RECESS X 5'10" (4.39 + DOOR RECESS X 1.78)

Approached via a recessed replacement composite part glazed front door. Stairs to first floor, understairs storage cupboard with consumer unit, built-in double cloaks cupboard with storage cupboards over, wood-effect floor, radiator, UPVC window to side. Open-plan to Kitchen/Breakfast/Dining Room.

SHOWER ROOM

White suite comprising corner shower enclosure with shower controls, with both fixed and flexi-heads, vanity wash basin with mixer tap, wc, tiled splashbacks, wood-effect floor, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to side.













LOUNGE 16'2" X 11'11" (4.93 X 3.63)
The focal point being a fireplace with inset multi-fuel stove, brick hearth and timber mantel, TV point, telephone point, radiator, UPVC window to front. Glazed double doors to:

KITCHEN/BREAKFAST/DINING ROOM 22'4" X 12'11" (6.81 X 3.94)
Extended and re-fitted with range of modern cashmere 'Shaker' style base and wall mounted units, oak work surfaces, tiled splashbacks, inset 11/2 bowl sink unit with 'Swan-neck' style mixer tap, breakfast bar, inset induction hob with ceiling mounted stainless steel cooker canopy over, built-in electric double oven/grill, pan drawers, corner carousel units, large pull-out integrated larder unit, integrated dishwasher, integrated fridge/freezer, pull-out bin storage unit, plumbing for washing machine, TV point, concealed LED lighting, wood-effect floor, LED downlights, 'lantern' skylight, two radiators, UPVC window to rear, UPVC part glazed door to side, sealed unit bi-folding doors to rear garden. Glazed double doors to Lounge.

UTILITY ROOM 5'3" X 4'5" (1.60 X 1.35)
Wall mounted unit, work surface, inset single drainer stainless steel sink unit with mixer tap, wood-effect floor, wall mounted Vaillant gas boiler, plumbing for washing machine, space for tumble dryer, extractor fan, UPVC frosted window to side.

FIRST FLOOR LANDING
Built-in storage cupboard, loft access, UPVC window to front.

BEDROOM 1 11'7" MAX X 10'6" + DOOR RECESS (3.53 MAX X 3.20 + DOOR RECESS)
Built-in triple wardrobe with storage cupboards over, wood-effect floor, TV point, radiator, UPVC window to rear.

BEDROOM 2 12'3" MAX X 6'10" + DOOR RECESS (3.73 MAX X 2.08 + DOOR RECESS)
Built-in double wardrobe, wood-effect floor, radiator, UPVC window to rear.

BEDROOM 3 8'11" X 8'10" (2.72 X 2.69)
Wood-effect floor, radiator, UPVC window to front.

BEDROOM 4 8'7" X 8'1" + RECESS (2.62 X 2.46 + RECESS)
Built-in storage cupboards, wood-effect floor, built-in airing cupboard housing pressurised water system, radiator, UPVC window to side.

BATHROOM 7'10" X 4'11" (2.39 X 1.50)
White suite comprising panelled bath with mixer tap, glazed screen and shower controls over, with both fixed and flexi-heads, wc, vanity wash basin with mixer tap, fully tiled walls, wood-effect floor, extractor fan, radiator, UPVC frosted window to side.

OUTSIDE
To the front, the garden area is enclosed by fencing, and has been laid to extensive shingle area with borders. A gate provides pedestrian side access to the large SOUTHWEST-FACING rear garden. This is enclosed by fencing, being laid principally to lawn, with borders, mature trees, good sized paved patio area, shingle bed to one side, with inset shrubs, outside water tap, bark-chipping area to the rear of the garden, with seating area, metal STORAGE SHED and













LOG STORE.

There is also an INSULATED GARDEN CABIN 2.67m (8'9") max x 2.67m (8'9") max, with power and light connected, consumer unit, electric panel heater, two windows and part glazed double entrance doors. It is felt that this could offer the potential to be utilised as a HOME OFFICE, for those wishing to work from home.

NOTE: The vendor has informed us that mains gas, water, electricity and drainage are connected. The council tax band is understood to be Band B. The vendor has informed us that they own eight solar panels, fixed to the rear aspect roofs, which will be sold with the property, and also have a feed-in tariff.

VILLAGE & AREA

Woolpit is a sought-after, attractive village, about 8 miles East of Bury St Edmunds, located just south of the A14. It has a thriving community, and is well-served with a range of shops and amenities, including a Co-Op general store/Post Office, Primary School, Village Hall, two Public Houses, Tea-Rooms, Health Centre, Bakers, Library, Hair Salon, Fish and Chip Shop, and a magnificent Parish Church. There is also a Cricket Club and a Tennis Club. Elmswell, just the other side of the A14 has a railway station, and the nearby town of Stowmarket has a mainline link to London's Liverpool Street, in approximately 80 minutes.

BURY ST EDMUNDS & AREA

Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.


TOGLASL
























MAN CAVE



FLOORPLAN

9 Heath Road, Woolpit. IP30 9RU

Approximate Gross Internal Area
116 sq m / 1249 sq ft



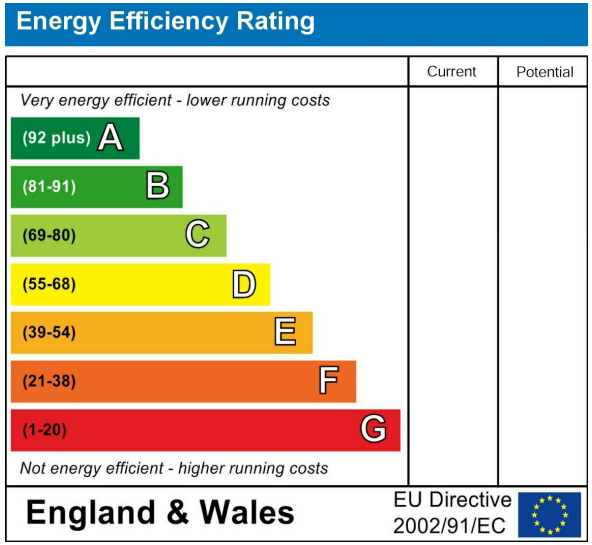
First Floor



Ground Floor

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please checkall dimensions, shapes & compass bearings before making any decisions reliant upon them..

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- WOOLPIT
- SPACIOUS OPEN-PLAN HALL
- SHOWER ROOM
- LOUNGE WITH MULTI-FUEL STOVE
- EXTENDED & RE-FITTED KITCHEN/BREAKFAST/DINING ROOM
- UTILITY ROOM
- 4 BEDROOMS
- BATHROOM
- GENEROUS SHINGLE FRONT & LARGE SW-FACING REAR GARDEN WITH CABIN/POTENTIAL HOME OFFICE
- UPVC DOUBLE GLAZING & ROOFLINE, GAS FIRED RADIATOR HEATING, EXTENDED & IMPROVED ACCOMMODATION, EARLY VIEWING ADVISED.



Bury St Edmunds
Suffolk IP30 9UH

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Mid Suffolk Area: 01449 737 706
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Email: info@coakleyandtheaker.co.uk
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VIEWING:

Strictly by appointment with Coakley & Theaker

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i) The seller has agreed that these particulars are correct and an accurate description of their property. However, if there is any point which is particularly important to you, please contact the office and we will be pleased to check the information for you, especially if you are contemplating travelling some distance to view the property. ii) These particulars are for guidance purposes only. Most photographs are taken with a wide-angle lens. Contents, fixtures and fittings shown in photographs are not included unless specified. iii) The Agent has not tested any apparatus, equipment, fixtures and fittings or services and cannot
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