





Meadowlands, Woolpit, BURY ST. EDMUNDS, IP30 9SE

Price Guide £290,000



Coakley & Theaker Est. 1996

Open House

DRAFT DETAILS

Meadowlands, Woolpit, BURY ST. EDMUNDS, IP30 9SE
Price Guide £290,000

We are pleased to present: An established detached bungalow, with scope to modernise & extend (stp), convenient for centre of well-served E village, Hall, Cloakroom, Lounge/Dining Room, Study/Utility/Garden/Bedroom 3, Re-fitted Kitchen, 2 Bedrooms, Shower Room, Garage, Parking, Large Garden, NO CHAIN, VIEW ASAP.

DIRECTIONS

From Bury St Edmunds, proceed on the A14 towards Ipswich and after approximately 8 miles turn off, sign-posted Woolpit. At the roundabout take the first exit and proceed into the village. Turn right at Costcutter and the Garage, towards the village centre and proceed past the church. Continue past the memorial in the centre, and the Co-Op store on the right. After a short distance, turn left into Briar Hill, and then bear off left into Meadowlands, where the property is located on the left.

HALL

Approached via a recessed UPVC part glazed front door with glazed side panel. Built-in storage cupboard housing new consumer unit, built-in airing cupboard housing lagged hot water tank, wood laminate floor, loft access with ladder, LED downlights, radiator.

CLOAKROOM

White suite comprising wc, wall mounted wash basin, tiled splashbacks, UPVC frosted window to front.








LOUNGE/DINING ROOM 20'3" X 11'4" (6.17 X 3.45)
TV point, telephone point, serving hatch to Kitchen, two radiators, UPVC window to rear, UPVC sliding patio door to side and rear garden.

STUDY/UTILITY/GARDEN ROOM - POSSIBLE BEDROOM 3 14'6" X 8'2" (4.42 X 2.49)
Internal window, radiator, UPVC window to rear, UPVC window to side, UPVC part glazed door to rear garden.

KITCHEN 9'8" X 7'9" + DOOR RECESS (2.95 X 2.36 + DOOR RECESS)
Re-fitted with range of grey high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with stainless steel cooker canopy over, built-in electric oven/grill, wood laminate floor, integrated fridge/freezer, plumbing for washing machine, Grant oil boiler, UPVC window to side.

BEDROOM 1 13'0" X 11'4" (3.96 X 3.45)
Two built-in double wardrobes, internal window, radiator, UPVC window to rear.

BEDROOM 2 10'8" X 9'8" (3.25 X 2.95)
Radiator, UPVC window to front.

SHOWER ROOM 6'5" X 5'9" (1.96 X 1.75)
Suite comprising tiled corner shower enclosure with shower unit, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to front.

OUTSIDE
To the front the level garden is enclosed by dwarf brick wall and shrubs, with gate and path to the front door. It is laid mainly to lawn with borders. A driveway provides vehicular standing for up to three cars, and leads to a GARAGE 4.98m (16'4") x 2.49m (8'2"), with up and over style door, power and light connected and personal door to the rear. A gate provides side access to the good size level side and rear gardens. These are enclosed by fencing, being currently overgrown with mature trees and shrubs, patio area, TIMBER SHED, oil tank, METAL SHED and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band C.

AGENT'S NOTE
This property stands in a generous plot and offers scope to modernise and extend, subject to the necessary planning permissions. Located conveniently for the centre of this well-served village, with many amenities, we would recommend viewing at the earliest opportunity.

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 Millennium 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.















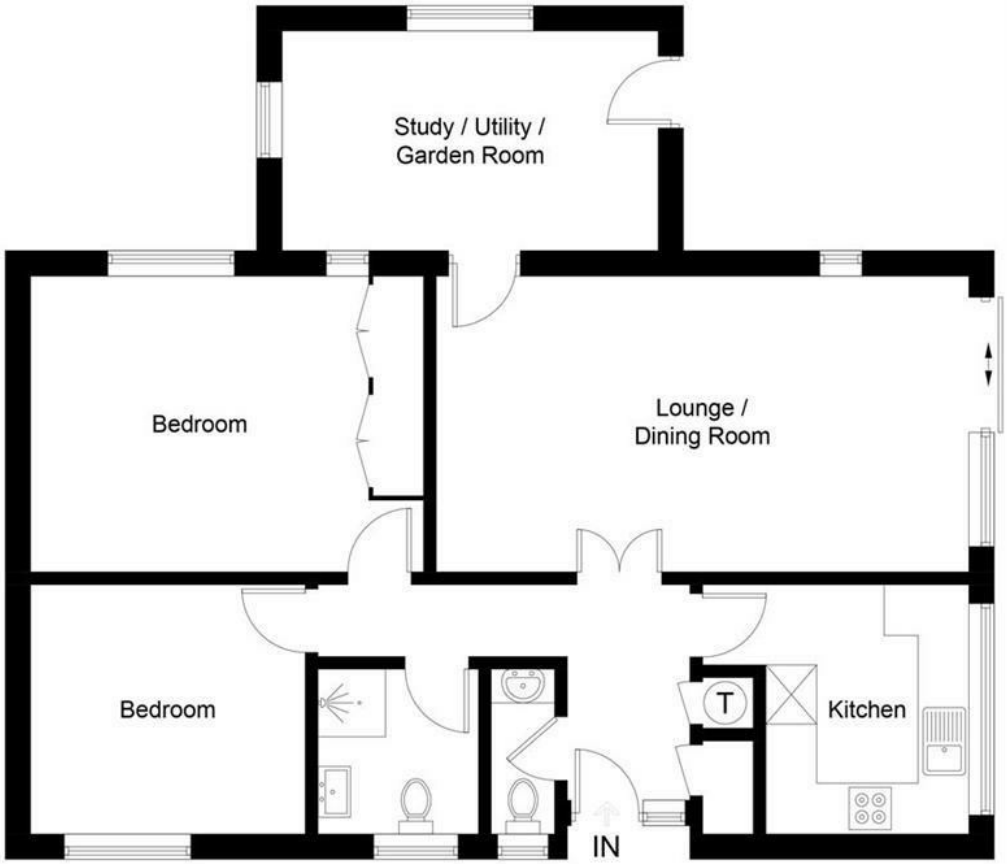





FLOORPLAN

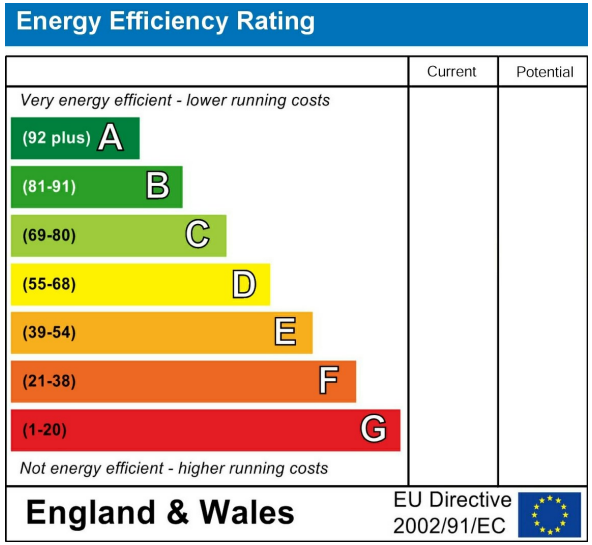
5 Meadowlands, Woolpit. IP30 9SE.

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



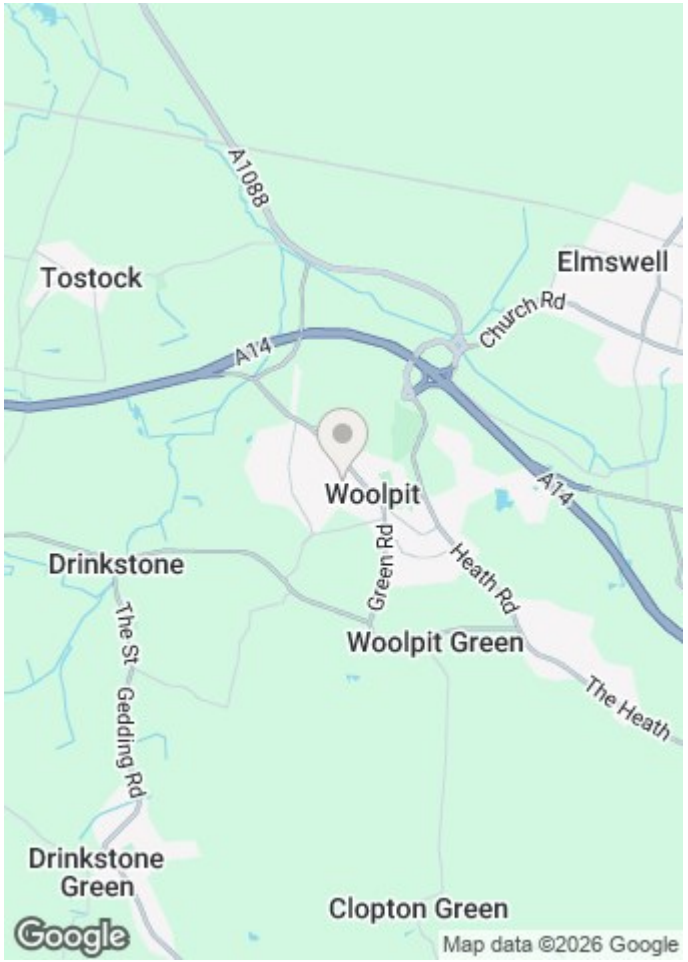
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant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

ENERGY PERFOMANCE CERTIFICATE



PROPERTY SUMMARY

- WOOLPIT
- HALL, CLOAKROOM
- LOUNGE/DINING ROOM
- STUDY/UTILITY/GARDEN ROOM - POSSIBLE BEDROOM 3
- RE-FITTED KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- FRONT & LARGE REAR GARDEN, GARAGE & GENEROUS PARKING
- OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING
- CONVENIENT FOR CENTRE OF POPULAR WELL-SERVED VILLAGE, SCOPE TO MODERNISE & EXTEND (STP), NO CHAIN, 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
www.coakleyandtheaker.co.uk

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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