



Borley Green, Woolpit, Suffolk, IP30 9RW

MARK · EWIN
BURY ST EDMUNDS

A beautifully presented and generously proportioned two-bedroom detached bungalow, enjoying stunning open field views to the rear and ample off-road parking.

The property offers an entrance porch leading into a central hallway and a spacious and inviting sitting/dining room with doors opening directly onto the rear garden. The modern fitted kitchen is thoughtfully designed, featuring an attractive range of wall and base units complemented by quartz worktops. It comes fully equipped with integrated appliances including a fridge-freezer, dishwasher, discreet bin storage, an oven with a convenient hide-and-slide door, and an induction hob.

From the hallway, there are two well-proportioned double bedrooms, both benefitting from built-in storage. The principal bedroom is further enhanced by an ensuite shower room. To the rear, there is a bright conservatory complete with two electric windows and fitted blinds. A useful utility room, accessed from the garden, offers additional storage along with a sink, water softener, and plumbing for a washing machine and tumble dryer.

Externally, the property is approached via a driveway providing generous off-road parking for multiple vehicles, with the remainder of the front garden laid to lawn. The garage has been partially converted to accommodate the ensuite, while still retaining valuable storage space and access from both the front and side.

The enclosed rear garden can be accessed via both sides of the property via gates and boasts views across open fields. It is mainly laid to lawn and complemented by two paved patio areas, as well as a summerhouse equipped with power and lighting.

Additional Information

Tenure: Freehold

Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)

Broadband: Standard & Ultrafast are available in this area. (Source Ofcom)

Services: Mains Electric, Water & Drainage. Heating via oil fired central heating. (Please note that none of these services have been tested by the selling agent.)



Directions

Leaving Bury St Edmunds on the A14 heading east bound. Take the exit signposted to Woolpit and onto Heath Road. Continue along this through through the village of Woolpit and onto The Heath leading to Borley Green. Bear right at the junction and the property can be found on the right hand side.

Location

Woolpit has a good range of local facilities, including a village store and post office, a public house, parish church, village hall and primary school. There is a health centre and a number of recreational activities to include both Tennis and Cricket clubs. The historic market town of Bury St Edmunds is 8 miles to the west and the market town of Stowmarket is 7 miles east and offers a main line station to London Liverpool Street. There is good access to the A14 dual carriageway linking the east coast ports, Cambridge and London via the M11 motorway.

Accommodation:

Entrance Porch 5' 5" x 4' 11" (1.65m x 1.49m)

Hallway 9' 9" x 7' 1" (2.96m x 2.17m)

Sitting/Dining Room 23' 4" x 16' 2" (7.11m reducing to 2.73m x 4.93m reducing to 3.32m)

Kitchen 11' 3" x 9' 7" (3.43m x 2.92m)

Bedroom 14' 0" x 12' 10" (4.26m reducing to 3.60m x 3.92m)

Ensuite 5' 1" x 8' 4" (1.55m x 2.54m)

Bedroom 12' 10" x 8' 11" (3.92m reducing 2.26m x 2.73m)

Bathroom 9' 8" x 6' 10" (2.95m x 2.09m)

Conservatory 17' 6" x 11' 11" (5.33m x 3.64m)

Utility Room

Front & Rear Gardens

Driveway & Garage

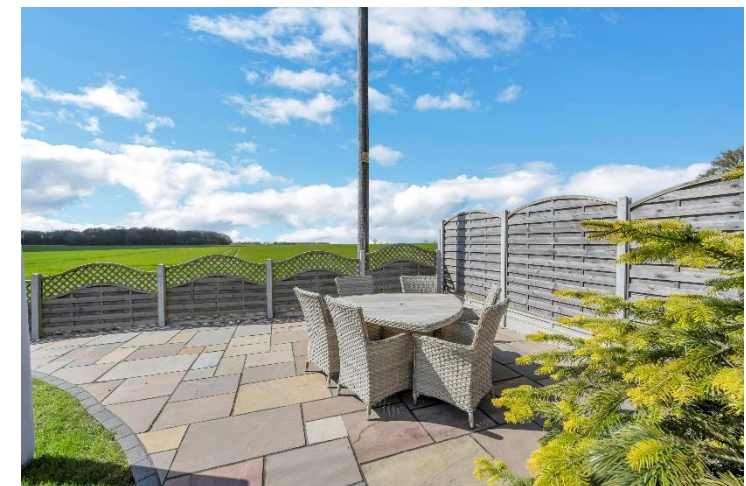
Additional Information:

Council Tax Band: D

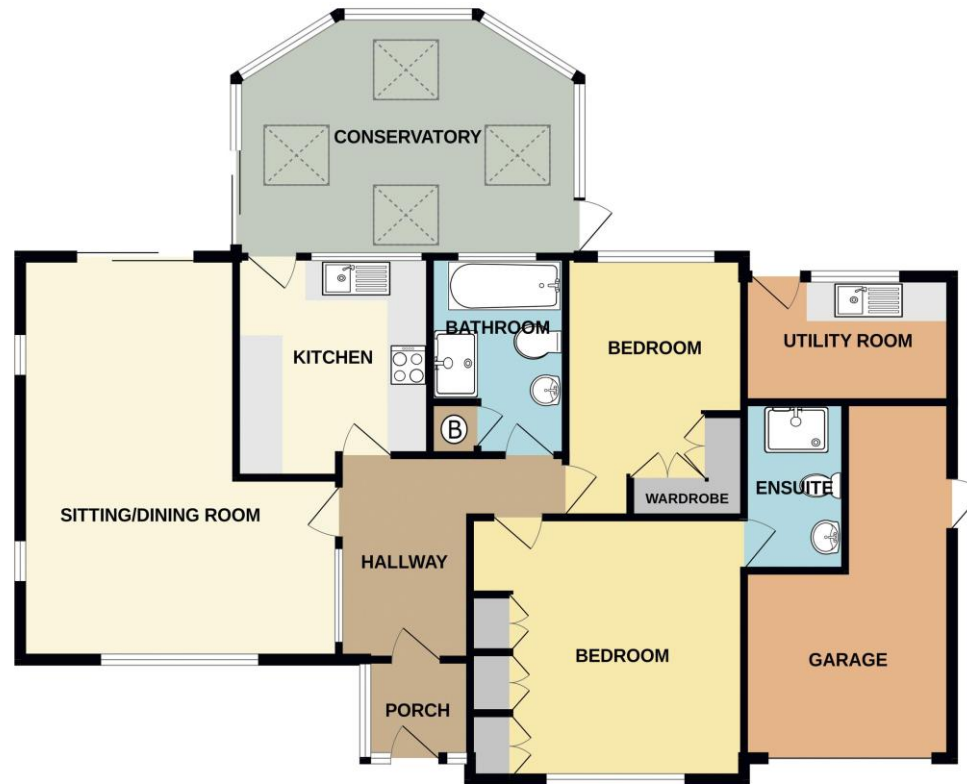
EPC Rating: D

Tenure: Freehold

Guide Price £450,000
Freehold



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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