



GRANGE CLOSE WOOLPIT IP30 9XW

£450,000
FREEHOLD

Perfectly positioned down a quiet cul-de-sac in Grange Close, Woolpit, this stunning detached house presents an exceptional opportunity for families seeking a beautiful home in a charming village setting. With three well-proportioned bedrooms and two modern bathrooms, this property is designed for comfortable living and offers ample space for both relaxation and entertaining.

The private rear garden is a true gem, meticulously landscaped to create a peaceful retreat and offers a private, unoverlooked position to enjoy. Side access leads to the garage and patio area with shed remaining. We would strongly suggest the earliest of internal viewings to avoid disappointment.

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GRANGE CLOSE

• Immaculately Presented 3 Bedroom Home • Quiet Cul-De-Sac Location • 5 Year NHBC warranty • Air Source Heat Pump & Underfloor Heating • Perfectly Presented Garden • Driveway With Garage • TV points in all rooms • Modern Fully Fitted Kitchen • Contemporary Style Living • Take A Look At Our Virtual Tour Today



Front Garden

Artificial Grass with mature shrubs, gated side access, path leading too;

Entrance Hallway

Consumer unit, alarm system, UPVC front door with glazed insets, thermostat, understairs cupboard and stairs to first floor landing

Cloakroom

Vanity unit with basin and drawers under, low level WC, Double Glazed window to front

Sitting Room

Double glazed window to front and rear, marble surround and fireplace.

Kitchen

Double glazed window to front and double glazed patio doors to rear, High and Low level units with drawers, 1 1/2 stainless steel sink and drainer, water softener, Neff integrated dishwasher and washing machine, built in double oven, integral hob and extractor and under floor heating.

Landing

Double glazed window to rear, loft access, cupboard housing hot water tank, thermostat

Bedroom 1

Double glazed window to rear, double radiator, double sliderobes concealing;

En-Suite

Low level WC, double corner shower, double radiator, double glazed window to front, fully tiled, electric towel rail, vanity unit with built in basin, mirrored medicine cabinet

Bedroom 2

Double glazed window to front, double radiator

Bedroom 3

Double glazed window to rear, double radiator

Family Bathroom

Low level WC, tiled enclosed bath with shower over, double radiator, double glazed window to front, fully tiled, electric towel rail, vanity unit with built in basin

Rear Garden

Beautifully established, mature garden, patio area with path leading to rear summerhouse, mainly laid to lawn with seasoned shrubs and flowers, side access leading to garage

Garage

Up and Over door with power and light connected, space for appliances

Disclaimer

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GRANGE CLOSE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: B Council Tax Band: D

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