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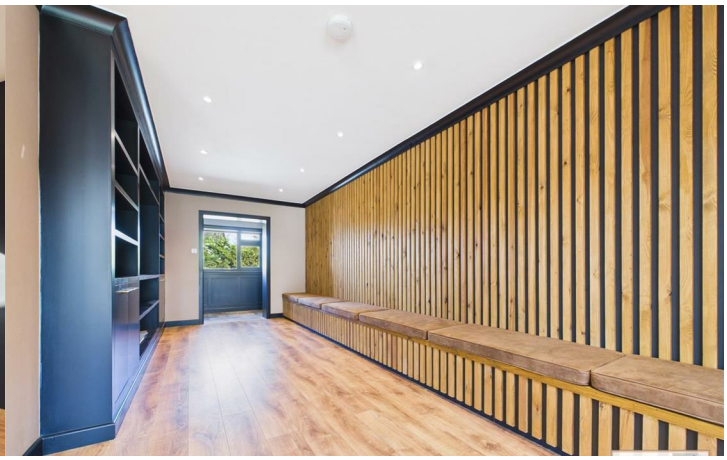
Heath Road

Woolpit, Bury St. Edmunds, IP30 9RU

Price £400,000

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Front Garden
Partly enclosed via panel fencing, conifer hedges, off road parking for five cars comfortably, raised flower beds, bin storage and external lighting.

Entrance Hall
two double glazed windows facing the front, Velux skylight, coving, spotlights, tile flooring, half panelled walls, two modern floor to ceiling radiators, storage cupboard, access to the lounge, door accessing the stairs, door to the third reception room and open access to to the open plan kitchen/Diner.

Lounge
17'5" x 13'0" (5.32 x 3.98)
Hardwood flooring, spotlights, coving, panelling, built in shelving, a feature beam and a door leading into the kitchen/diner.

Kitchen / Diner
14'0" x 23'2" (4.27 x 7.07)
The kitchen comprises of two double glazed VELUX skylights, double glazed window and double glazed French style doors facing the rear. Base level units with separate storage area, space for a fridge freezer, integrated dishwasher space, large double range master oven with a range master cooker hood above, single sink bowl and drainer unit with a mixer tap over, fully tiled walls, hardwood flooring, spotlights, plenty of storage and doors leading the lounge and utility room. The dining area features spotlights, coving, panelled wall, built in feature wall seating area and hardwood flooring.

Utility Room
Double glazed Window facing the rear, base level units, work surface, stainless steel single sink bowl and drainer unit with a mixer tap over, space for a fridge, plumbing for a washing machine, wall mounted BAXI main eco combi boiler, tiled splashback and flooring, radiator and a door to the cloakroom W.C.

Cloakroom W.C.
extractor fan, access to the loft, radiator, low flush W.C., vanity wash basin with a mixer tap over, fully tiled walls and flooring.

Third Reception Room / Bedroom Five
16'5" x 9'0" (5.00m x 2.74m)
Double glazed window facing the front, coving, spotlights, fully panelled walls, carpet flooring, modern fitted radiator and a door leading to the ground floor bathroom.

Ground Floor Bathroom
10'6" x 5'5" (3.22 x 1.66)
Double glazed VELUX window, stainless steel heated towel rail, panel bath with mixer taps, vanity wash basin with mixer tap over, low flush W.C., separate shower cubicle with a spotlight, extractor fan, fully tiled walls and flooring and two feature lights.

Landing
Half panelled walls, access to the loft, storage cupboard and doors leading to bedrooms one, two, three, four and the bathroom.

Bedroom one
14'7" x 9'5" (4.47 x 2.88)
Double glazed windows facing both the front and side of the property, two built in wardrobes, spotlight, radiator and a secret door to the en-suite.

En-Suite
Double glazed obscure window facing the rear, spotlights, stainless steel heated towel rail, low flush W.C., vanity wash basin with a mixer tap over, large double step in shower cubicle and fully tiled walls.

Bedroom Two
11'4" x 8'2" (3.47 x 2.51)
Double glazed window facing the rear, high picture rails and a radiator.

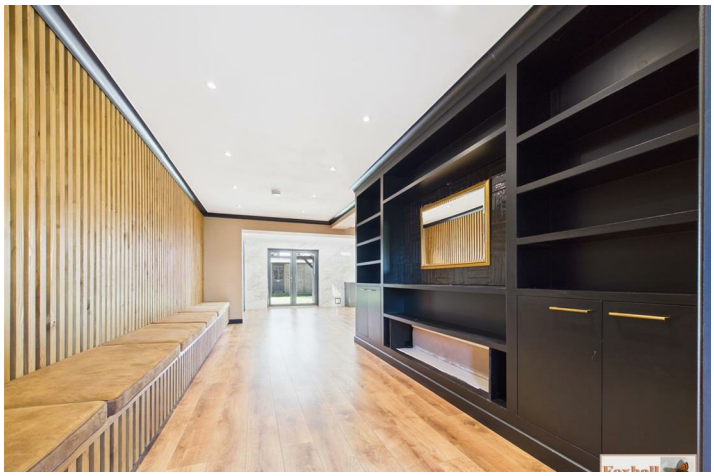
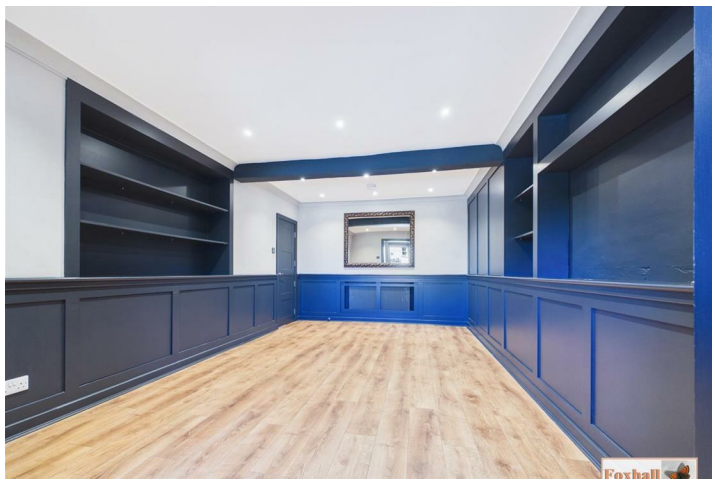
Bedroom Three
9'11" x 8'5" (3.02m x 2.57m)
Double glazed window facing the front, high picture rails and a radiator.

Bedroom Four
8'0" x 8'4" (2.46 x 2.56)
Double glazed window facing the rear, high picture rails and a radiator.

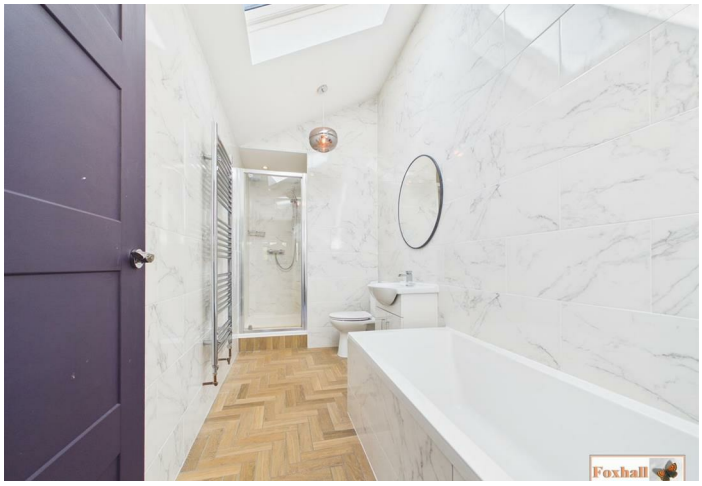
Family Bathroom
7'5" x 7'3" (2.26m x 2.21m)
Double glazed obscure window facing the front, spotlights, extractor fan, built in tiled shelving, panel bath with mixer taps and shower attachment, low flush W.C., vanity wash basin with a mixer tap, stainless steel heated towel rail and fully tiled walls.

Rear Garden
South-westerly facing rear garden fully enclosed by panel fencing, raised flower bed boarders, mostly laid with artificial grass, large patio area with a pergola across the back of the whole property giving space for entertaining, and alfresco dining, outdoor kitchen area with a butler sink and fully tiled worktops, large shed, outdoor tap and a gate to the side giving access to the road.

Agents Notes
Tenure - Freehold
Council Tax band - C

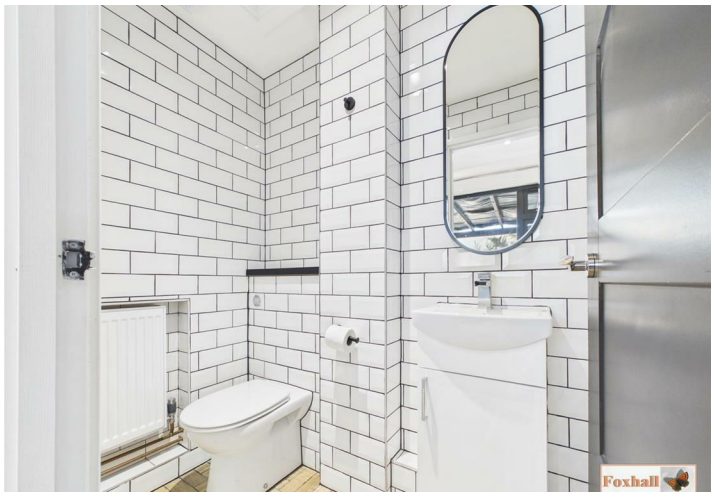









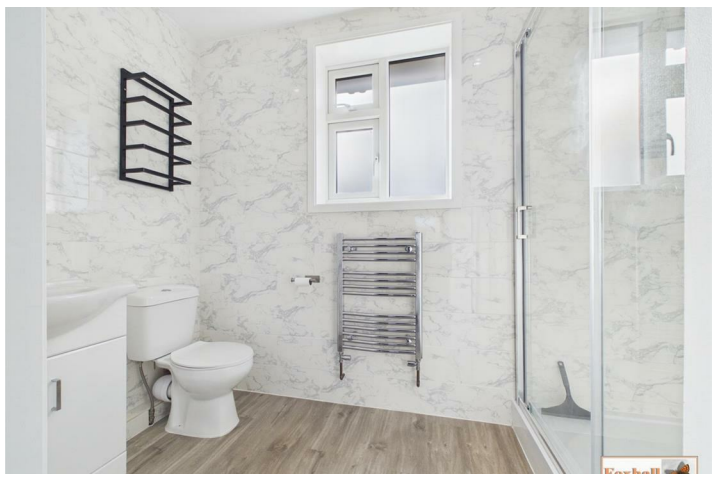














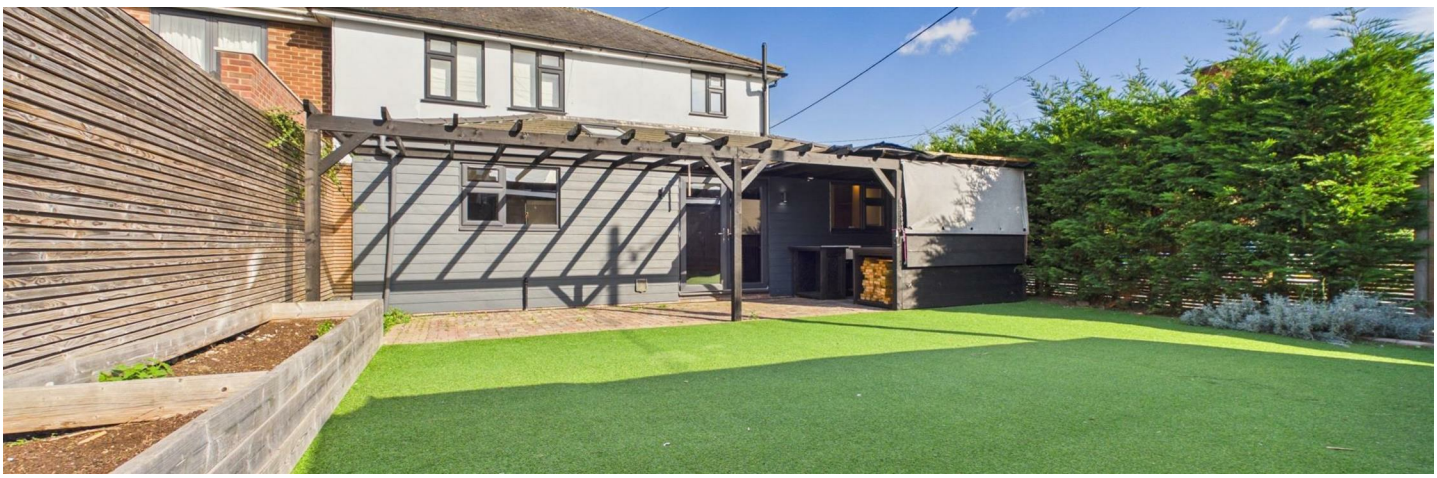












Road Map



Hybrid Map



Terrain Map



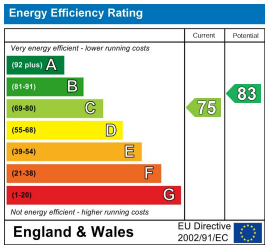
Floor Plan

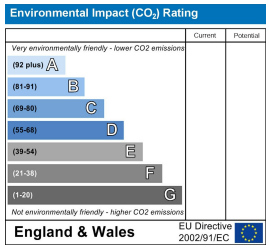


Viewing

Please contact us on 01449 553955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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