



**Saffrons Close, Woolpit, Bury St. Edmunds**

**Sheridans**



# Saffrons Close, Woolpit, Bury St. Edmunds IP30 9RA

Guide Price £450,000

A link detached three bedroom bungalow offering spacious and versatile accommodation, set within lovely, well screened gardens in an exclusive cul-de-sac just a stone's throw from the picturesque village centre of Woolpit.

Built of traditional brick construction beneath a tiled roof, this desirable home provides generous accommodation with a bright and airy feel, together with scope to update or extend (subject to necessary consents/planning permission). The property benefits from UPVC double glazing, gas central heating and is offered for sale with no onward chain.

The accommodation in brief comprises a reception porch with fitted cupboard and door to cloakroom with wash hand basin and WC. An L-shaped entrance hallway, featuring integral storage cupboards and double-door airing cupboard, provides access to the main reception room and the well-equipped kitchen. The kitchen is fitted with an extensive range of units offering ample drawer and cupboard space beneath preparation surfaces with space for appliances and a Rayburn gas range providing heating and hot water. Off the kitchen, the delightful sun room with UPVC double glazing and polycarbonate roof offers a further versatile reception space, ideal for morning coffee or simply enjoying views over the garden with door to outside enhancing its appeal.

The spacious sitting room provides an ideal place to relax or entertain featuring a brick fireplace and window to the front aspect. It is open plan to the dining area creating a sociable layout perfectly suited to hosting family and friends, with sliding patio doors opening onto the garden and patio which is ideal for indoor-outdoor living and al fresco dining during the warmer months.

A notable feature of the property is the layout with the bedroom wing off the large hallway offering privacy and comprises a principal bedroom with sliding door opening to wet room style shower with WC and wash hand basin. The two remaining bedrooms are good doubles both with integral storage cupboards and are served by the well appointed family bathroom, completing the accommodation.

## Outside

The property is approached via a generous driveway providing ample off-road parking and leading to the garage which benefits from an up-and-over door, power and light. The front garden is predominantly laid to lawn, complemented by mature shrubs and established planting that provide attractive screening and a good degree of privacy.

The rear garden is a true private haven, thoughtfully arranged being mainly laid to lawn with well-stocked borders, mature shrubs and trees creating a delightful backdrop and gardeners paradise. Well-screened and enjoying a high degree of privacy, it offers an excellent setting for outdoor entertaining, summer gatherings and relaxed al fresco dining.

To the rear of the garage is a substantial workshop, offering excellent potential for hobbies or additional storage along with two further sheds and gated access to the front.

## Location

Woolpit is a highly sought after attractive village situated approximately 8 miles east of Bury St Edmunds, conveniently located just south of the A14. The village enjoys a thriving community and is particularly well served by a range of local shops and amenities including a Co-op general store with post office, primary school, village hall, two public houses, popular health centre, bakery, hair salon and fish and chip shop.

The magnificent parish church of St Mary the Virgin Church stands proudly within the village adding to its historic charm. Recreational facilities include both a cricket club and tennis club, further enhancing the strong sense of community.

The neighbouring village of Elmswell, just the other side of the A14, provides a railway station, while the nearby market town of Stowmarket offers a mainline rail service to London Liverpool Street with a journey time of approximately 80 minutes, making the area ideal for commuters.

## Directions

Proceed out of Bury St Edmunds along the A14 towards Ipswich and turn off

- CHAIN FREE
- Spacious sitting/dining room
- Large kitchen
- Sunroom
- Good sized bedrooms
- Cloakroom, ensuite and family bathroom
- Garage with workshop behind
- Set in tranquil private setting
- Ample parking
- Gas central heating

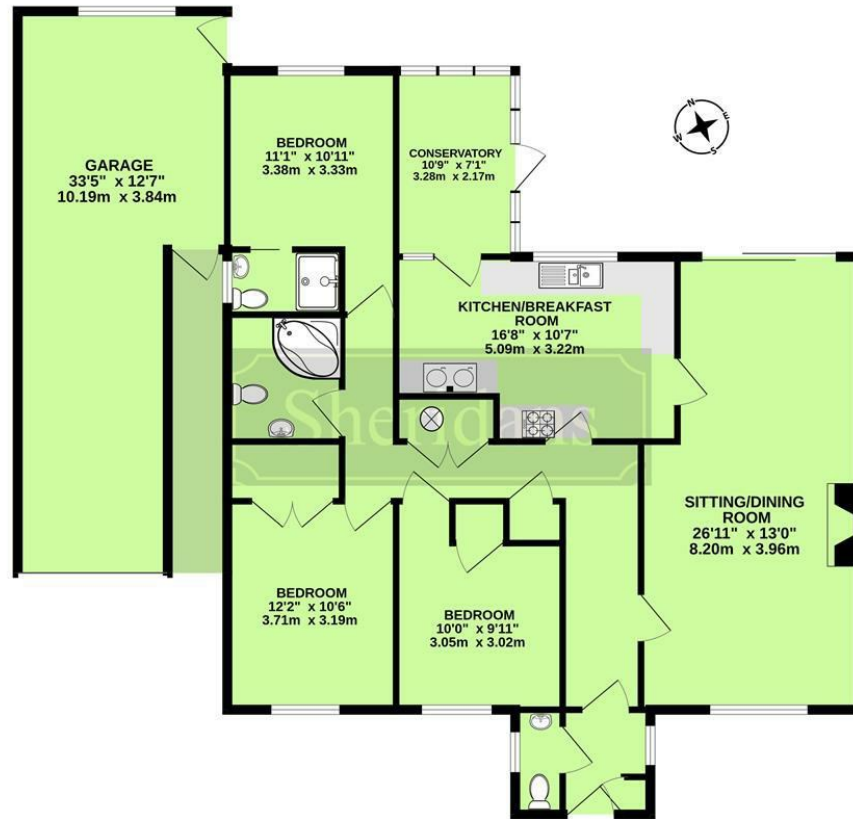
at Woolpit and Elmswell junction. Proceed into Woolpit and continue at the roundabout take first exit onto Old Stowmarket Road and turn right onto Saffrons Close.

## Services

Mains electricity, gas, water and drainage. Gas fired central heating. Local Authority: Mid Suffolk District Council. Council Tax Band: E Broadband speed: Up to 80 mbps available (Source Ofcom) Superfast is now available in the area. Mobile phone signal for: EE, Three, and O2 (Source Ofcom) Flood Risk: No Risk



SAFFRONS CLOSE, WOOLPIT  
TOTAL FLOOR AREA: 1324sq.ft. (123.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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