



DAVID
BURR

Willowby, The Street, Woolpit, IP30 9SA

A well-proportioned four-bedroom detached house occupying a generous corner plot within the popular village of Woolpit.



PROPERTY SUMMARY

A well-proportioned four-bedroom detached house occupying a generous corner plot within the popular village of Woolpit. The property has recently undergone a degree of improvement, creating a smart and well-presented home whilst retaining scope for a purchaser to make it their own.

The accommodation extends to approximately 1,093 sq ft and includes a generous sitting room opening into a dining area, a recently refitted kitchen, utility room and ground-floor cloakroom. Four bedrooms are arranged across the first floor, with one benefiting from an en-suite shower room, together with a family bathroom.

Outside, the property enjoys gardens extending to the front and side, an enclosed rear garden, driveway parking and an attached garage.

A recently improved four-bedroom detached home occupying a generous corner plot in the heart of Woolpit.

Key Features

- Popular Woolpit Location
- Detached House
- Generous Corner Plot
- Recently Improved
- Four Bedrooms
- En-Suite Shower Room
- Recently Refitted Kitchen
- Sitting & Dining Areas
- Garage & Driveway Parking
- Enclosed Rear Garden



GROUND FLOOR

The property is entered through a useful entrance area opening into the central hall, with staircase rising to the first floor and access to the principal ground-floor accommodation.

The sitting room is particularly well proportioned, extending to approximately 18'2" in length and featuring a brick fireplace which provides a natural focal point. French doors open directly onto the rear terrace and garden, whilst a broad opening connects the room with the adjoining dining area, creating a sociable and versatile arrangement for both everyday family life and entertaining.

The kitchen has recently been refitted with an attractive range of Shaker-style cabinetry complemented by light work surfaces and tiled splashbacks, together with an integrated oven and hob. Positioned alongside is a separate utility room, providing additional practical space and access towards the garage.

A ground-floor cloakroom/WC completes the accommodation on this level.



FIRST FLOOR

The staircase rises to a landing providing access to four bedrooms and the family bathroom.

The largest bedroom measures approximately 14'0" x 9'0" and benefits from its own en-suite shower room, creating a particularly useful degree of separation from the remaining bedrooms.

There are three further bedrooms, offering flexibility for family accommodation, guests or home working as required. The remaining bedrooms are served by the family bathroom, which is positioned centrally off the landing.

Together, the four-bedroom arrangement provides versatile accommodation particularly well suited to family life.



Outside

The property's position is a particularly appealing feature, occupying a generous corner plot with lawned gardens extending around the front and side of the house, creating an attractive sense of space around the property.

A covered footpath runs between the house and garage, providing sheltered access from the front through to the rear garden. The rear garden is enclosed and predominantly laid to lawn, with a paved terrace immediately adjoining the sitting room providing an ideal area for outdoor seating and alfresco dining.

A driveway to the side provides off-road parking and leads to the garage, measuring approximately 16'4" x 9'1", providing useful parking and storage space.



Floorplan



TOTAL: 1093 sq. ft, 101 m²
GROUND FLOOR: 540 sq. ft, 50 m², FIRST FLOOR: 553 sq. ft, 51 m²
EXCLUDED AREAS: GARAGE: 149 sq. ft, 14 m², UTILITY: 50 sq. ft, 5 m², FIREPLACE: 8 sq. ft, 1 m²,
WALLS: 130 sq. ft, 12 m²

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By H&B

Property information

Mid Suffolk District Council - E

EPC Rating: D

Tenure: Freehold

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LOCATION:

Woolpit is one of Suffolk's most popular and well-served villages, centred around its historic village core and offering an excellent range of everyday amenities. These include a Co-op, bakery, public house, primary school, health centre, village hall and recreational facilities, together with a number of independent businesses. The village is particularly well positioned for access to the A14, providing excellent links to the cathedral town of Bury St Edmunds and Stowmarket, both of which offer a comprehensive range of shopping, educational, recreational and cultural amenities. Stowmarket also provides a mainline rail service to London Liverpool Street. Surrounded by countryside yet exceptionally convenient for day-to-day amenities and transport links, Woolpit remains an especially desirable setting for those seeking village life within easy reach of the region's principal towns.

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