



**Wrights Way, Woolpit**

**Sheridans**







## Wrights Way, Woolpit IP30 9TY

Offers Over £395,000

Well presented four bedroomed detached house in thriving Suffolk village with south east facing gardens.

This beautifully presented and much improved detached house provides light and airy accommodation complemented by attractive gardens, whilst situated only a stones throw from the village centre and excellent range of local facilities.

Benefitting from double glazing and gas fired radiator central heating, the accommodation currently in brief comprises; entrance door opening to the entrance hall with stairs off to first floor with under stairs cupboard and doors leading to a cloakroom and useful utility room with door to the garage/store. The dining room is an ideal reception for entertaining with bay window to front and the sitting room is a particularly comfortable reception with feature fireplace and French doors opening to a conservatory with French doors to gardens. The well-equipped and beautifully presented kitchen, has been refitted to a high standard with an excellent range of units providing plenty of drawer and cupboard space beneath preparation surfaces, including a breakfast bar area. Within the kitchen are various quality 'Neff' appliances and there is a door to side and window overlooking the rear gardens.

On the first floor is a landing with airing cupboard and doors leading to the four comfortable bedrooms (three with fitted wardrobe cupboards), en-suite shower and a stylish family shower room with large walk-in shower, completes the accommodation.

### Outside

The house is approached along a driveway providing off road parking and access to the integral garage/store (reduced in size to accommodate a utility room so not suitable for a car however ideal for storage). The front gardens are laid to lawn and provide side access to the rear. The south easterly facing rear gardens are mainly laid to lawn whilst stocked with an abundance of flowering plants, shrubs and raised vegetable beds. The garden backs onto mature trees which is a particular features and within the garden is a shed and paved terrace creating an ideal area for outdoor entertaining and al-fresco dining.

### Location

The house is situated within a short walk to the village centre. Woolpit is a prosperous and thriving village in the county of Suffolk noted for its period architecture, and is midway between the towns of Bury st Edmunds and Stowmarket, where there is a mainline train service to London Liverpool Street taking just over 80 minutes. The

- Thriving village location
- South east facing gardens
- Off road parking
- Excellent decorative order
- Much improved
- Sitting room, dining room
- Superb kitchen with breakfast area
- Utility, cloakroom
- Conservatory
- Four bedrooms, two shower rooms

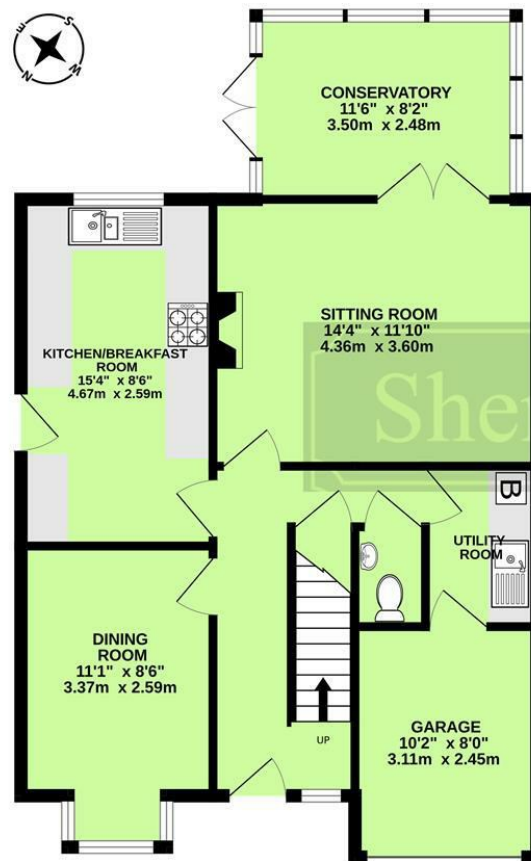
village, which has a good range of local amenities, is notable for the 12th century parish church, and has a pub, a Co-op village shop with post office, a fish and chip shop, bakers, hairdressers, garage, primary school, dentists and doctors surgery. The village has fantastic road links onto the A14 which gives fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, Ipswich 19 miles and Cambridge 36 miles.

### Services

All mains services are connected. Council Tax Band D. EPC Rating: C.

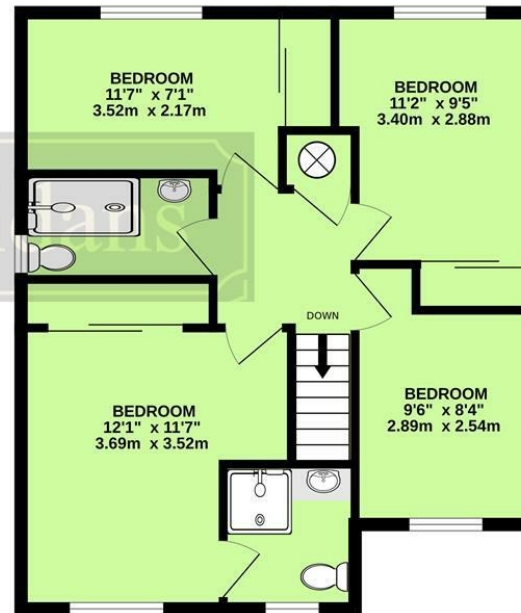


GROUND FLOOR



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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1ST FLOOR



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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