



Mossbury
Woolpit, Suffolk

**DAVID
BURR**



Mossbury, Heath Road, Woolpit, Suffolk, IP30 9QU

Woolpit is a prosperous and thriving village noted for its period architecture, the skyline dominated by the magnificent parish church of St Mary. The village offers a comprehensive range of facilities including post office/village stores, primary school with adjoining after school club/day nursery, bakery, coffee shop, gift shop, hairdresser, doctor's surgery and a public house. The A14 trunk road bypasses the village and affords fast access to the Cathedral town of Bury St Edmunds 10 miles, Stowmarket 7 miles, the latter providing a commuter rail link to London's Liverpool Street station.

An exceptional four bedroom detached single storey dwelling occupying an enviable position within this highly sought after Suffolk village and only a short distance from all amenities on offer. Mossbury has been presented and maintained to the highest of qualities throughout whilst enjoying substantial accommodation including a wonderful light and airy sitting room with wood burning stove, four double bedrooms, kitchen/diner and two bath/shower rooms. This delightful property is further enhanced by its excellent plot which is accessed from both Heath Road and Mill Close and in turn incorporates ample off-street parking for multiple vehicles, detached garage and encompassing well-manicured low maintenance gardens.

A versatile and generous four bedroom detached bungalow only a short distance from all village amenities.

Entrance door to;

ENTRANCE PORCH: A convenient space opening through to;

ENTRANCE HALL: A large welcoming area with several useful built-in storage cupboards. Doors to all principal rooms.

SITTING ROOM: 22'1 x 15'5 (6.7m x 4.7m). A substantial double aspect room towards the rear of the property overlooking the gardens. Wood burning stove creating the main focal point of this delightful room.

KITCHEN/DINER: 15'9 x 9'8 (4.7m x 2.9m). An excellent room with designated dining area. The kitchen is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Further integrated appliances include eye level micro oven, separate oven, large proving/warming drawer and four ring gas hob under extractor hood. Space for dishwasher and fridge freezer. Tiled flooring and part tiled splashbacks. Personal side door to the gardens.

BEDROOM 1: 15'7 x 10'9 (4.7m x 3.3m). A recently improved room with rear aspect and being an excellent size.

BEDROOM 2: 15'7 x 10'9 (4.7m x 3.3m). Located to the front of the property overlooking the garden and being the same size as bedroom 1 allowing for a choice of master bedroom. Fitted wardrobes and dressing table.

BEDROOM 3: 10'9 x 9'4 (3.3m x 2.8m). Also located to the front of the property with views over gardens.

BEDROOM 4: 10'8 x 9'4 (3.2m x 2.8m). Having rear aspect with built-in wardrobe. Built-in cupboard under worktop and space and plumbing for washing machine.

BATHROOM: 10'4 x 7'5 (3.1m x 2.2m). Fitted with enclosed panelled bath having mixer tap and shower attachment over, pedestal wash hand basin with mixer tap and a W.C. Part tiled walls and tiled floor. Heated towel rail.

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SHOWER ROOM: 5'9 x 5'5 (1.8m x 1.6m). Corner shower cubicle with tiled surround, pedestal wash hand basin with mixer tap and W.C. Tiled flooring and part tiled walls.

Outside

The front of the property is located on Heath Road which is bordered by a low wall with gate opening to the grounds and path leading to the property. The remainder of the front grounds are divided into two distinctive areas, one being low maintenance and having slate stone and the other being predominantly lawn. There is access either side of the property which leads through to the rear.

The rear garden has access via a five-bar gate from Mill Close which affords off street parking for multiple vehicles that in turn leads to the **GARAGE:** 20' x 10'5 (6.1m x 3.2m) having double aspect, power and light connected and personnel rear door. The remainder of the grounds are similar to the front having a lawned area and well-placed terrace area immediately to the rear of the property that is ideal for warm summer days and al fresco dining together with attractive low maintenance areas.

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

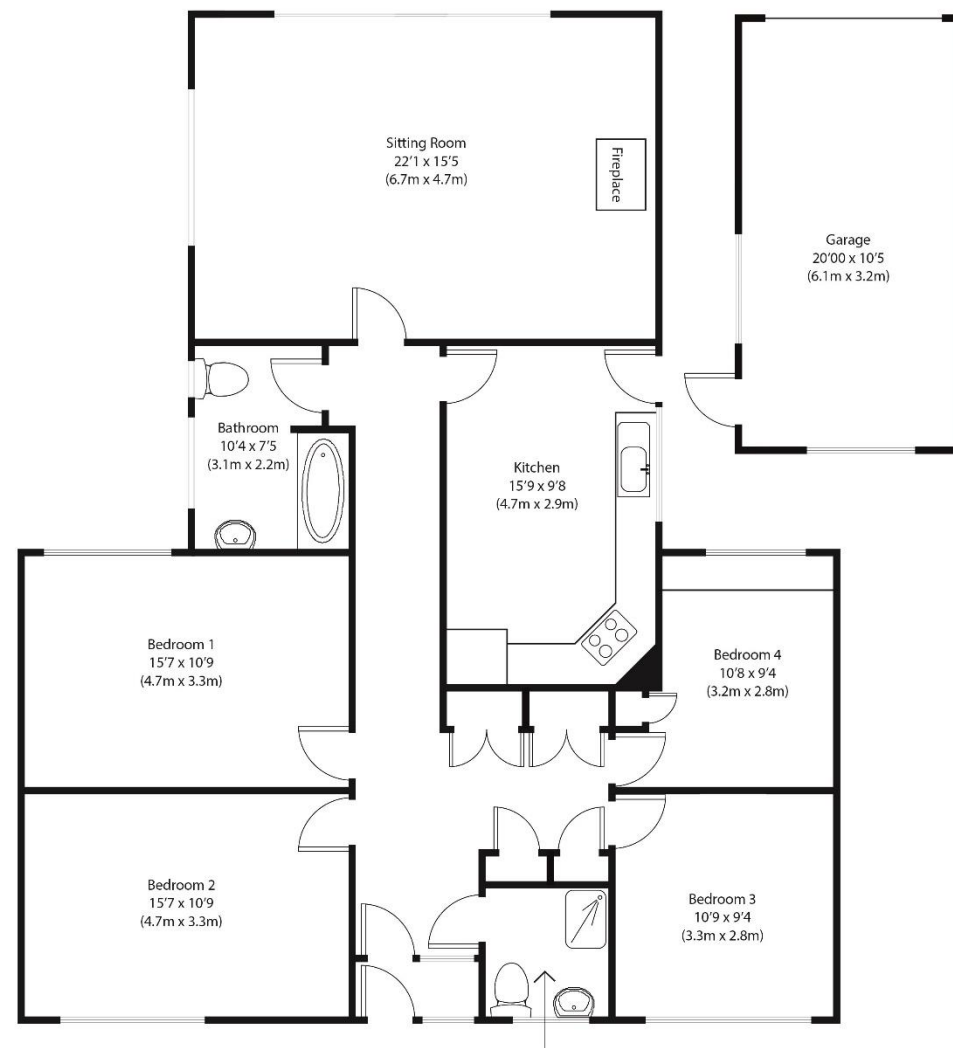
LOCAL AUTHORITY: Mid Suffolk District Council. Band D

EPC Rating: C

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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Approximate Gross Internal Area
Main House 1415 sq ft (131 sq m)

Garage 210 sq ft (20 sq m)

Total 1625 sq ft (151 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.sjphoto.co.uk



