



**Hollybush**  
**Woolpit, Suffolk**

**DAVID  
BURR**





# Hollybush, Heath Road, Woolpit, Bury St Edmunds, 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, bakery, coffee shop, garage/stores, gift shop, hairdresser, doctor's surgery and 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 excellent three bedroom detached single storey dwelling that occupies an enviable position towards the periphery of this highly regarded Suffolk village and only a short distance from all of its amenities on offer. Hollybush has been well designed and is presented to a delightful standard throughout with an emphasis on generous accommodation which includes sitting room with bi-fold doors, kitchen/breakfast room, three double bedrooms, utility, bathroom and en suite to master bedroom. This splendid property is further enhanced by off street parking for numerous vehicles and an adjoining garage with store room to the rear. **NO ONWARD CHAIN.**

## A superb well designed and spacious detached single storey dwelling close to all amenities on offer and with no onward chain.

Entrance door opening through to;

**ENTRANCE HALL:** A large L-shaped area that affords three storage cupboards, two of which are double in width. Velux window allowing natural light to flood in. Doors to all principal rooms.

**SITTING ROOM:** 18'4 x 16'7 (5.59m x 5.05m). Being a wonderful size and having a gas feature fireplace creating the main focal point of the room. Bi-fold doors open to the rear terrace allowing one to enjoy warm summer afternoons. Part glazed double doors opening through to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM:** 18'6 x 10' (5.64m x 3.06m). Again being of a generous size and fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with single drainer and mixer tap, four ring gas hob underneath extractor hood. Further integrated appliances include eye level Neff double oven, fridge freezer and dishwasher. Tiled flooring. Double doors opening

to the rear terrace allowing one the potential for al fresco dining. Return door to hallway.

**UTILITY:** 8'1 x 6'5 (2.47m x 1.96m). A useful area having door giving side access. Fitted with matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and boiler. Cupboard housing boiler. Space for washing machine and tumble dryer. Tiled flooring. Loft access.

**BEDROOM 1:** 14'9 x 13'2 (4.49m x 4.01m). A superb room under a raised ceiling measuring approximately 3m high. Front aspect. Two double built-in wardrobes. Door to;

**EN SUITE SHOWER ROOM:** 6'9 x 6'5 (2.05m x 1.96m). Fitted with a corner shower cubicle having part tiled surround, W.C., wash hand basin with mixer tap and vanity cupboard beneath. Heated towel rail. Tiled flooring.



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**BEDROOM 2:** 12'4 x 11'1 (3.77m x 3.39m). Again an excellent size having built-in double wardrobe and offering side aspect.

**BEDROOM 3:** 12'4 x 9'9 (3.77m x 2.97m). Also with built-in double wardrobe. Side aspect.

**BATHROOM:** 9'8 x 6'5 (2.47m x 1.96m). Having a fitted panelled bath with tiled surround, shower over and central bath controls, wash hand basin with mixer tap and vanity cupboard beneath and W.C. Heated towel rail. Tiled flooring.

**GARAGE:** 17'7 x 10'2 (5.37m x 3.10m). Attached to the house and accessed via the hallway entrance hall. Having electric up and over door, power and light connected and opening through to the designated;

**STORE AREA:** 10'2 x 8' (3.11m x 2.44m). With loft access to fully boarded loft and personnel door to rear garden.

## Outside

The property is approached by a sweeping driveway which affords off street parking for numerous vehicles which in turn leads to the property and the garage. The remainder of the front is predominantly lawned with hedging creating a natural boundary between the grounds and the road.

The rear garden is a delightful space having a terrace area immediately abutting the rear of the property, bordered predominantly by a lawned area which in turn is flanked by well stocked flower and shrub beds.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E.

**EPC RATING: B**

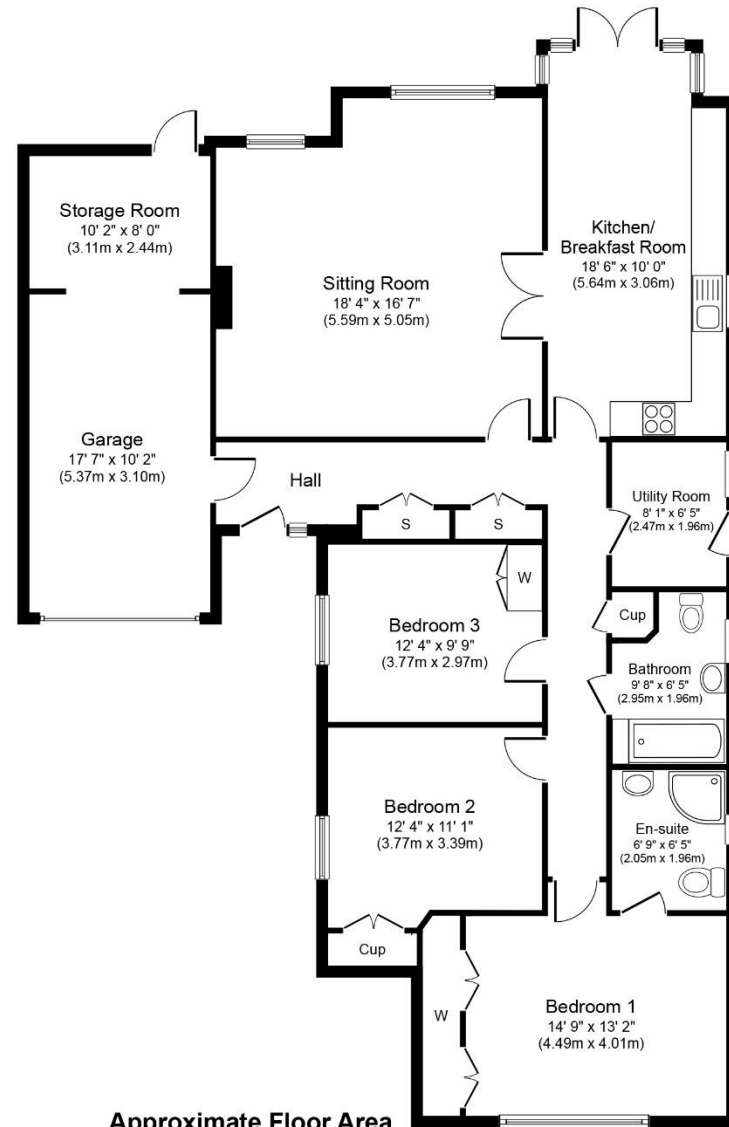
**VIEWING:** Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

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**Approximate Floor Area**  
**1,658 sq. ft.**  
**(154.0 sq. m.)**

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