



**Bramble Cottage,
Woolpit, Suffolk**

**DAVID
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Bramble Cottage, 16 White Elm Road, Woolpit, Suffolk, IP30 9SQ

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 impressive and attractive detached family home with painted rendered elevations under a slate tiled roof only a short distance to Woolpit village centre. The property has been extended and updated in recent years to include a wonderful vaulted garden room, UPVC double glazing and gas fired central heating. Bramble Cottage sits in a generous plot with large west facing garden, private drive and garaging. **NO ONWARD CHAIN.**

An attractive detached 4-bedroom family home on a generous plot in a well served village and with no onward chain.

Solid oak front entrance door opening through to;

ENTRANCE PORCH: With windows to side. Further door into reception hall.

RECEPTION HALL: 15'9 x 11'3 (4.8m x 3.4m). A generous area with twin windows to front aspect and further window to rear. Space for seating and tables.

CLOAKROOM: Having W.C. and corner wall mounted wash hand basin.

SITTING ROOM: 14'8 x 14'4 (4.5m x 4.3m). Situated to the rear of the property with windows to side, rear and front. Open walk through to garden room. The focal point of the room is the gas coal effect stove sitting on a raised tiled hearth with oak bressummer and mantle over.

GARDEN ROOM: 17'5 x 14'4 (5.3m x 4.3m). Of brick and UPVC construction with a vaulted ceiling and picture window this is a wonderful area to relax and enjoy the warmer weather and garden. Twin double glazed French doors giving access to the garden. Tiled flooring.

DINING ROOM: 15'8 x 11'3 (4.8m x 3.4m). A charming room with twin windows to front and additional window to rear. Stripped wooden skirting boards. Ceiling downlights.

KITCHEN/BREAKFAST ROOM: *Kitchen area* 11'2 x 9'4 (3.4m x 2.8m). *Breakfast area* 7'8 x 6'6 (2.3m x 2m). Having a range of base and wall shaker style units with underlighting to wall units, Beech worktops with inset ceramic Butler sink and chrome mixer tap. Integrated appliances include fridge and Siemens dishwasher. The focal point of the kitchen is the cream enamel AGA electric cooker range. Tiled splashbacks and ceiling downlights. Internal twin window through to garden room. Double glazed French doors out to side terrace, part vaulted ceiling with twin Velux windows providing an abundance of natural light. Cupboard housing Worcester gas central heating boiler.

UTILITY: 10'3 x 8' (3.1m x 2.4m). With chequer tiled flooring. Matching wall and base units with worktops over and inset ceramic Butler sink and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Chrome towel radiator. Solid oak exterior door to side driveway and garage.

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First floor

LANDING: With twin double glazed Velux windows. Access to bedrooms and bathroom.

BEDROOM 1: 14'9 x 11'3 (4.5m x 3.4m). A generous double bedroom located to the rear of the property with fine views over the garden. Range of built-in wardrobes. Ceiling downlights. Door to;

EN SUITE SHOWER ROOM: 8' x 3'9 (2.4m x 1.1m). Large tiled shower cubicle with chrome shower fittings, pedestal wash hand basin and W.C. Wall mounted chrome towel rail radiator. Window to side.

BEDROOM 2: 15'7 x 11'4 (4.7m x 3.4m). Located to the front of the property with window to both front and rear aspects. Original timber beam to ceiling. Loft access hatch. Range of built-in shelving. Ceiling spotlights.

BEDROOM 3: 16'1 x 11'3 (4.9m x 3.4m). Another double bedroom with windows to front and rear aspects. Exposed timber beams. Loft access hatch. Built in triple wardrobe.

BEDROOM 4: 11'2 x 9'5 (3.4m x 2.9m). A double bedroom with window to rear. Built-in triple fitted wardrobe. Ceiling downlights.

SHOWER ROOM: 8' x 6' (2.4m x 1.8m). Remodelled suite comprising large shower cubicle with chrome fittings and glazed screen, W.C and pedestal wash hand basin. Large wall mounted chrome towel radiator. Ceiling downlights. Window side aspect.

Outside

The front of the property is laid to block paving providing off road parking for several vehicles that also gives access to the **GARAGE** 22'9 x 16'6 (6.9m x 5m). with electrically operated roller door, window to rear overlooking garden and twin part glazed doors to the front and side of the garage. A generous sized garage with ample storage, power and light

connected. The boundary is defined by wall and timber fencing with side pedestrian access to rear garden.

The rear garden offers a westerly aspect and is predominantly lawn with paved terrace area for outdoor entertaining. Fencing and hedging to side and rear boundaries. Timber storage shed.

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band E.

EPC RATING: D

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

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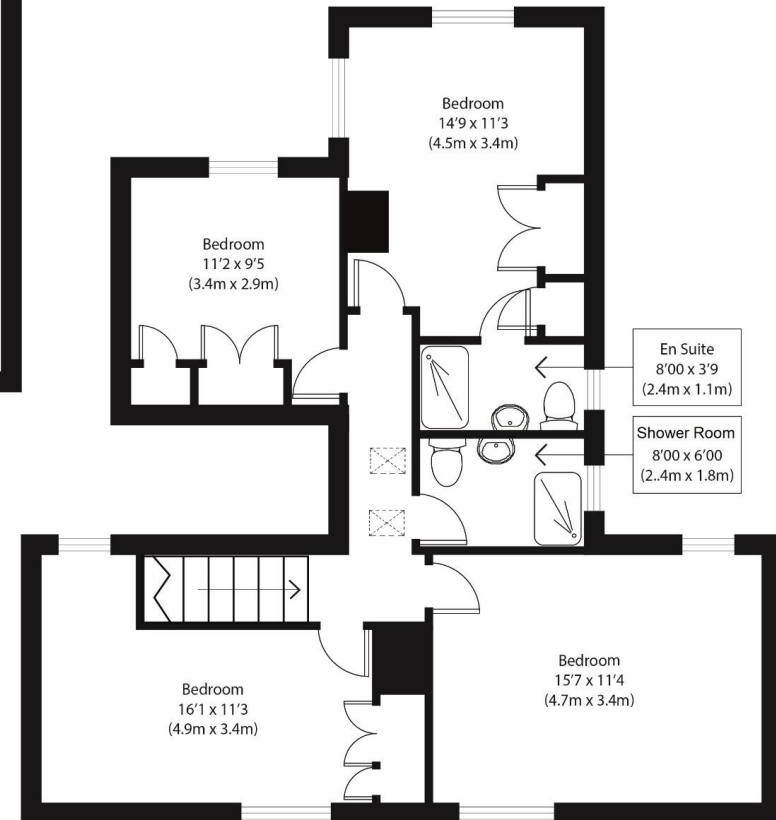
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Ground Floor

Approximate Gross Internal Area
2215 sq ft (206 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.ojphoto.co.uk



First Floor

