



Edale House
Woolpit, Suffolk

**DAVID
BURR**



Edale House The Street, Woolpit, Suffolk, IP30 9SA

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, gift shop, hairdresser, doctor's surgery, garage/shop 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.

This established village house occupies a lovely position ideally placed for countryside walks in one direction and the village amenities in the other. The well balanced accommodation offers versatility further complemented by a garage and gardens to front and rear. **NO ONWARD CHAIN.**

A charming village house only a short walk from amenities and with the benefit of a garage and off road parking.

Door to;

ENTRANCE HALL: An inviting area with fitted barrier matting and staircase off, access to ceiling storage space. Door to garage and door to;

SITTING ROOM: 18'4 x 10'9 (5.6m x 3.3m). Fireplace with attractive brick surround, oak mantle and tiled hearth. Sliding glazed doors opening to the conservatory.

DINING ROOM: 9' x 9' (2.7m x 2.7m). Overlooking the front garden.

CONSERVATORY: 10'8 x 10' (3.2m x 3m). A light addition with exposed brickwork, views over the garden. Double doors opening onto terracing.

KITCHEN: 9' x 9' (2.7m x 2.7m). Fitted with an extensive range of matching modern units and work tops incorporating a single drainer sink unit with mixer tap over. Space for full height fridge freezer. Plumbing for dishwasher. Integrated electric double oven with four ring hob and extractor fan over.

UTILITY: 6' x 5'7 (1.8m x 1.7m). Plumbing for washing machine. Space for tumble dryer. Fitted storage cupboards and work top with inset sink unit. Door to side garden.

CLOAKROOM: Fitted with W.C. and wash hand basin.

First floor

LANDING: Access to loft storage space. Shelved cupboard. Doors to;

BEDROOM 1: 12'4 x 11'5 (3.7m x 3.5m). Overlooking the rear garden and finished with extensive built-in wardrobes, matching chest of drawers and bedside cabinets. Door to;

EN SUITE: 7'3 x 5'5 (2.2m x 1.6m). Finished with a particularly large double shower cubicle, W.C. and wash hand basin.

BEDROOM 2: 11'2 x 9' (3.4m x 2.7m). With a view of the pretty street scene below.

BEDROOM 3: 9'1 x 9' (2.7m x 2.7m). Overlooking the front garden.

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BATHROOM: 7'8 x 7'5 (2.3m x 2.2m). Bath with fitted shower over, W.C. and wash hand basin.

Outside

The drive provides **OFF ROAD PARKING** which in turn leads to;

SINGLE GARAGE: 16'6 x 9'1 (5m x 2.7m) with up and over door, door to garden and door to house.

The gardens are one of the properties most attractive features, generous in size to both front and rear with expanses of lawn complemented by established borders and beds filled with colour and variety.

SERVICES: Main water, drainage, electricity and gas 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: D

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

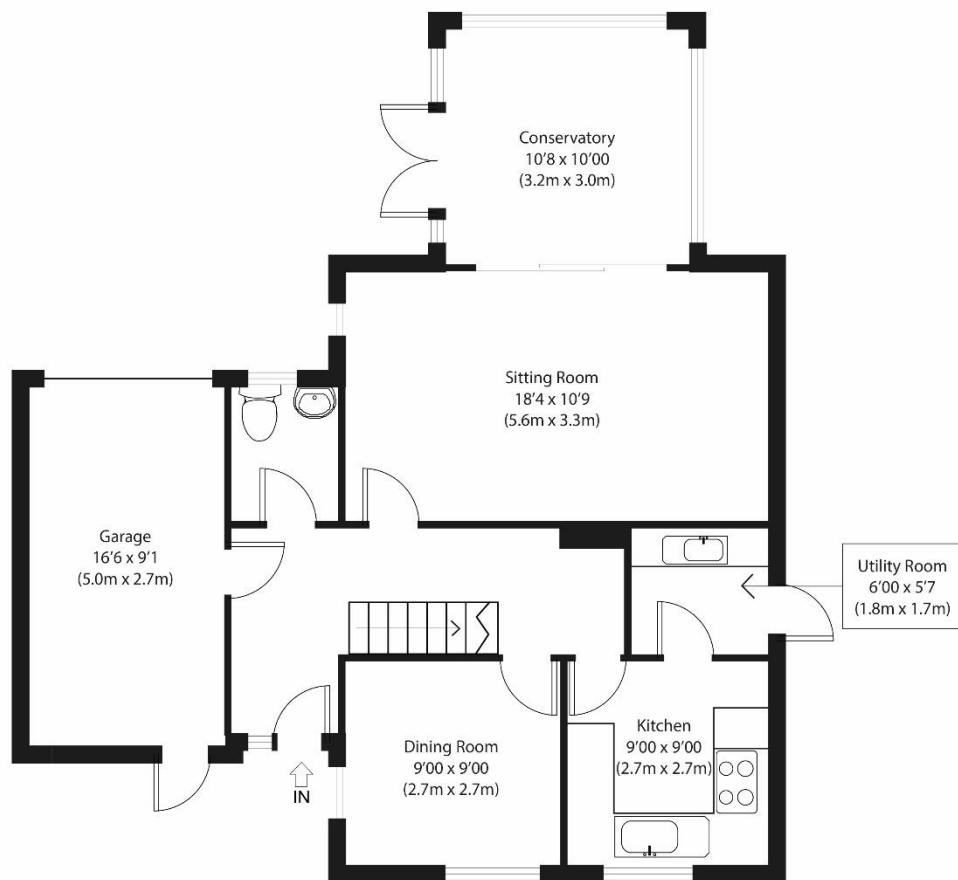


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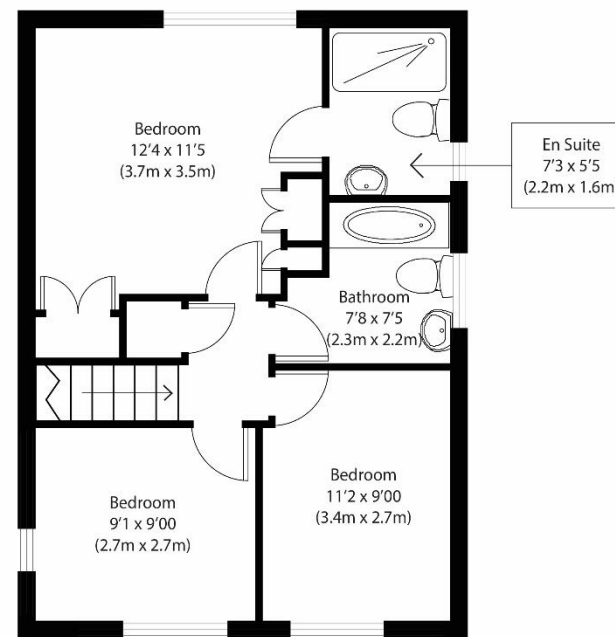
Approximate Gross Internal Area
1320 sq ft (123 sq m)

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.djphoto.co.uk

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Ground Floor



First Floor

