Green Road, Woolpit, Bury St. Edmunds

Sheridans

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FRENCH
Paul Noble

Green Road, Woolpit, Bury St. Edmunds IP30 9QZ

Guide Price £350,000

Situated in the highly sought-after village of Woolpit, this delightful semi-detached cottage combines period charm with contemporary convenience and benefits from a versatile garden pod with countryside views. Believed to date from the early 1900s, the property features a traditional painted brick exterior beneath a tiled roof and has been extensively improved by the current owners, creating a flexible and beautifully presented home set within attractive gardens.

The accommodation briefly comprises a front door opening into an entrance porch, with a further door leading to a spacious and versatile hallway, offering ample space for a sideboard or desk whilst being conveniently located to the kitchen, lending itself equally well as a dining area. The light and airy sitting room features attractive oak flooring, a range of fitted cupboards, and a fireplace with an inset wood-burning stove. French doors open directly onto the rear garden, creating an excellent connection between indoor and outdoor living. A separate dining room enjoys a bay window and decorative cast-iron fireplace. The newly fitted kitchen offers a range of storage units and generous work surfaces with an integrated oven, gas hob and extractor above. Further integrated appliances include fridge/freezer and dishwasher. A door leads to the garden, while a further door opens into the recently refitted ground-floor shower room, comprising a walk-in shower, vanity wash basin with storage drawers beneath and WC. On the first floor, a bright landing with additional storage provides access to two well-proportioned bedrooms, both benefiting from built-in storage.

The property further benefits from UPVC double glazing throughout along with gas-fired central heating.

Outside

To the front of the property is a pretty cottage-style garden with a low retaining wall and decorative wrought-iron gate. The fully enclosed rear garden is predominantly laid to lawn and is attractively planted with a variety of mature shrubs and flowers. A private patio adjoins the house, while to the side there is a substantial pergola with decking, providing an ideal space for al fresco dining and entertaining. Additional external features include a greenhouse and a generously sized storage shed. There is a wood store at the bottom of the garden. A particularly notable feature of this delightful cottage is the garden pod, which benefits from power, lighting and French doors opening onto the garden. Offering views across the surrounding countryside, it provides an ideal space for home working, a gym, hobby room, or additional living accommodation depending on buyer requirements.

Location

Woolpit is a highly sought-after and picturesque village, approximately 8 miles east of Bury St. Edmunds and conveniently located just south of the A14. Popular with commuters, families and retirees alike, the village benefits from a thriving community and offers a wide range of local amenities, including a Co-op general store and post office, primary school, village hall, a public house, tearooms and popular health centre. The magnificent parish church of St. Mary the Virgin adds historic charm, while sporting facilities such as a cricket and tennis club provide opportunities for leisure and community engagement. For additional shopping, dining and cultural options, Bury St. Edmunds is within easy reach, offering a broad selection of high street stores, independent boutiques, restaurants, cafés and entertainment venues. For travel, Elmswell, just across the A14, provides a railway station, while the nearby town of Stowmarket offers a mainline service to London Liverpool Street in approximately 80 minutes, making Woolpit an ideal location for those seeking a balance of rural tranquillity and excellent connectivity.

Directions

Proceed out of Bury St Edmunds along the A14 towards Ipswich and turn off at Woolpit and Elmswell junction. Proceed into Woolpit and continue at the roundabout take 3rd exit into village centre then turn left onto Green Road where the property can be found on the right hand side.

Services

Mains electricity, gas, water and drainage. Gas fired central heating.
Council Tax: Mid Suffolk Band: C
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: No risk
Please Note: whilst the property does not have it's own parking - there is a layby opposite offering ample street parking.

- Immaculately presented
- Much improved by current vendor
- 2 reception rooms
- New kitchen
- Lovely cottage garden
- Pergola
- Garden pod
- UPVC double glazing
- Gas central heating
- No onward chain. popular village location

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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