

Summary

3 Bedroom Home with Detached Annexe! A rare opportunity to purchase this good sized family home with lounge, fitted kitchen, dining room, conservatory and first floor bathroom. At the end of the large garden is a self contained, 1 bedroom annexe. Off road parking to the front and potential to extend (SSTP). NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL

LOUNGE 17' 4" x 12' 1" (5.3m x 3.7m)

CONSERVATORY 11' 9" x 10' 0" (3.6m x 3.06m)

DINING ROOM 8' 10" x 6' 6" (2.7m x 2m)

FITTED KITCHEN 15' 5" x 7' 10" (4.7m x 2.4m)

FIRST FLOOR LANDING

BEDROOM 1 13' 1" x 8' 10" (4m x 2.7m)

BEDROOM 2 12' 1" x 9' 2" (3.7m x 2.8m)

BEDROOM 3 11' 1" x 8' 10" (3.4m x 2.7m)

FAMILY BATHROOM

OUTSIDE The sizeable rear gardens commence with a patio area to the rear of the house leading to the lawn with tree and shrub borders. To the rear of the garden is the self contained annexe.

Gated access to the side leads to the off road parking and front gardens.

SELF CONTAINED ANNEXE

LOUNGE 11' 2" x 10' 11" (3.42m x 3.33m)

KITCHEN 8' 11" x 5' 9" (2.74m x 1.77m) Fitted kitchen with integrated fridge freezer, dishwasher, hob, cooker & extractor.

SHOWER ROOM

BEDROOM 11' 2" x 8' 5" (3.42m x 2.58m)

Additional Information

Local Authority – Mid Suffolk District Council

Council Tax Band – B

Tenure – Freehold

Services – Gas Central Heating

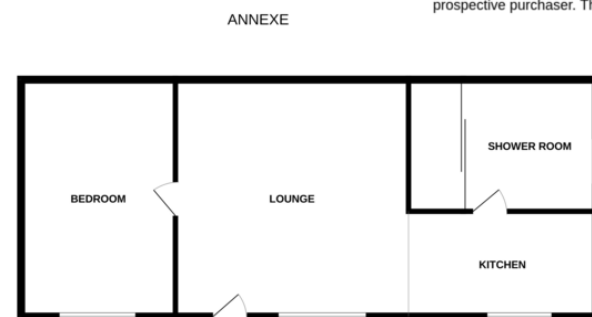
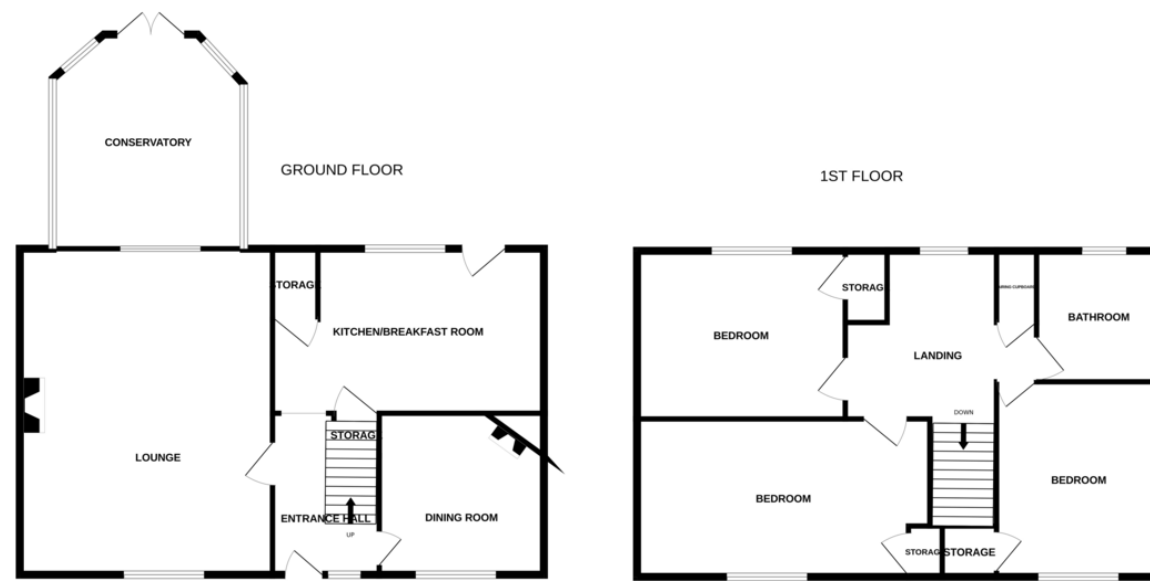
Post Code – IP30 9RD

Viewings by appointment

Bychoice Estate Agents

Tel: 01284 769598





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Steeles Road | Woolpit | IP30 9RD

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Guide Price £299,995

- 3 Bedrooms
- Lounge
- Separate Dining Room
- Conservatory
- Fitted Kitchen
- First Floor Bathroom
- Self Contained Annexe