



**9 Hay Barn Meadow
Woolpit, Suffolk**

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9 Hay Barn Meadow, Woolpit, Bury St Edmunds, Suffolk, IP30 9TU

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.

A four-bedroom detached family house that occupies a cul-de-sac position towards the centre of this well-regarded Suffolk village and only a short distance from all of its amenities on offer. 9 Haybarn Meadow is fair to say does require a degree of updating, however boasts generous accommodation to both floors and is further enhanced by enclosed rear garden, off street parking for numerous vehicles and adjoining double garage. The property is offered with no onward chain.

A four-bedroom detached family house in a cul-de-sac position within this highly sought-after Suffolk village and with no onward chain.

Part glazed entrance door through to;

HALLWAY: A welcoming area with staircase rising to first floor. Doors to;

SITTING ROOM: 19'9 x 11'9 (6m x 3.6m) Being of an excellent size this dual aspect room has double French style doors opening back through to the dining room and sliding doors that open to the rear terrace allowing one to enjoy warm summer afternoons.

DINING ROOM: 12'9 x 8'8 (3.9m x 2.6m). Again, a generous size with rear aspect overlooking the garden. Further door opening back through to the kitchen.

KITCHEN/BREAKFAST ROOM: 20' x 11' (6.1m x 3.3m). Having rear aspect overlooking the garden. Fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer. Further incorporated appliances include four ring Neff gas hob under extractor hood and eye level Neff double oven. Space for freestanding fridge freezer. Door through to;

UTILITY: 8'2 x 8'2 (2.5m x 2.5m). A convenient and useful room fitted with wall and base units under work preparation surfaces that incorporates a sink unit with single drainer. Space for washing machine. The boiler is located in this room. Side aspect and rear external door to the grounds.

CLOAKROOM: Fitted with W.C, and wash hand basin with mixer tap.

First floor

LANDING: With large built-in storage cupboard and further built-in airing cupboard. Doors to;

BEDROOM 1: 14'1 x 9'9 (4.3m x 3m). Being an excellent size and having rear aspect. Door to;

EN SUITE: 10' x 5'6 (3m x 1.7m). Fitted with panelled bath with part tiled surround W.C. and wash hand basin with mixer tap.

BEDROOM 2: 13'1 x 9' (3.9m x 2.7m). Again, being a generous size and offering rear aspect.

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BEDROOM 3: 9'7 x 9' (2.9m x 2.7m). Also offering rear aspect. Built-in wardrobe.

BEDROOM 4/STUDY: 9' x 6'6 (2.7m x 2m). Currently occupied as a home office, however would lend itself to a fourth bedroom if so required. Front aspect.

SHOWER ROOM: 8'5 x 6'8 (2.5m x 2m). Fitted shower cubicle with part tiled surround, W.C. and wash hand basin with mixer tap. Front aspect.

Outside

The property is approached by a brick paved driveway which allows off street parking for numerous vehicles and in turn leads to the property and adjoining **DOUBLE GARAGE** 23'3 x 17'3 (7.1m x 5.2m) having two separate up and over doors, power and light connected and personal rear door. The remainder of the front is predominantly shrub and flower borders.

The rear garden is divided into two distinctive areas offering different outlooks both predominantly laid to lawn with well-established hedging and shrub borders. A terrace area immediately abuts the rear of the property ideally placed for al fresco dining with a path continuing around the exterior of the house to a side gate opening to the front.

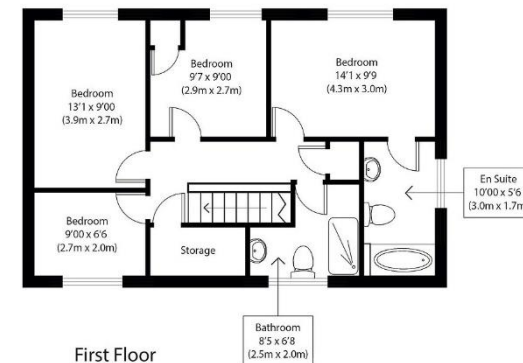
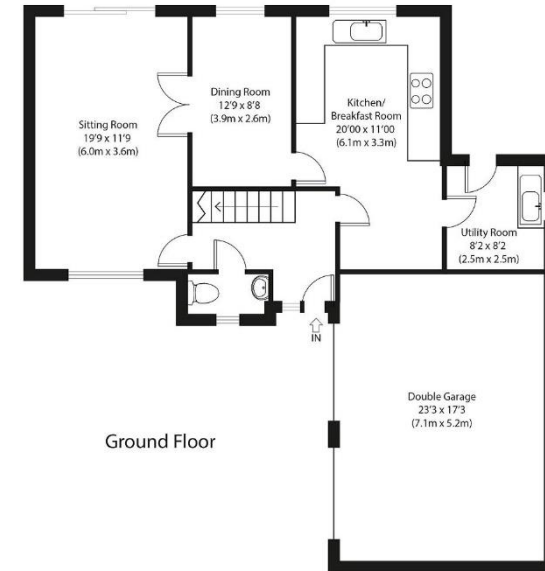
SERVICES: Mains water, drainage, electricity and gas are connected. Gas fired heating to radiators. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Mid Suffolk District Council – Band E

EPC RATING: C

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.



Approximate Gross Internal Area
1820 sq ft (169 sq m)

