



**3 Oaklands
Woolpit, Suffolk**

**DAVID
BURR**



3 Oaklands, Woolpit, Bury St Edmunds, Suffolk, IP30 9QF

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.

3 Oaklands is a delightful four-bedroom link-detached family home situated in a secluded close within walking distance of the centre of the well-regarded mid Suffolk village of Woolpit. The property is presented in excellent condition throughout, benefiting from recently updated bathroom and en-suite facilities. With generous accommodation on both floors, enclosed gardens, ample off-street parking and a garage, this home offers a comfortable and convenient lifestyle.

A well-appointed four-bedroom family house with beautiful gardens and close to all amenities in this well served and popular village.

HALLWAY: Enter through a part-glazed door into a welcoming hallway with tiled flooring. The hallway features stairs to the first floor and a cloaks cupboard.

CLOAKROOM: Having W.C. and wash hand basin.

SITTING ROOM: This light and spacious triple-aspect room enjoys views over the rear and side gardens as well as the front. It features a log-effect gas fire set in an attractive limestone surround, creating a cosy atmosphere.

DINING ROOM: Located at the front of the house, this room is currently used as a second sitting room or snug, offering versatile living space.

KITCHEN/DINING ROOM: Overlooking the rear garden, the kitchen is fitted with an extensive range of matching wall and base units under preparation surfaces with inset 1½ bowl sink and drainer with a filtered mixer tap. Range oven with a 4-ring induction hob and extractor. Built-in appliances include dishwasher and a fridge. There is a central breakfast bar and space for a dining table and chairs. Glazed double doors open to the conservatory.

UTILITY ROOM: A useful room with fitted wall and base units with an inset 1½ bowl sink. There is space and plumbing for a washing machine and tumble dryer. The utility room provides access to the garage and the rear patio area.

CONSERVATORY: A lovely space with views across the garden, the conservatory features a recently upgraded solid insulated roof and patio doors opening to the garden, making it a perfect spot for relaxation.

First Floor

LANDING: Having a built-in airing cupboard. Window to the front aspect and access to the loft space.

BEDROOM 1: A generous double room with rear aspect. Built-in wardrobe. Door to;

EN SUITE: The en-suite has been recently updated with a modern shower cubicle, wash basin, and W.C.

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BEDROOM 2: Located at the front of the property, this side aspect room includes fitted wardrobes and cupboards, offering plenty of storage space.

BEDROOM 3: Situated at the rear, this bedroom also features a built-in wardrobe.

BATHROOM: Recently updated, the family bathroom is now fitted with a modern suite comprising a panel bath with a shower over, wash basin in a vanity unit, and a WC.

BEDROOM 4: Currently utilised as an office, this front-facing room includes built-in office furniture with a desk and storage, providing a convenient workspace.

Outside

The property is situated at the end of a small close with three similar properties. The generous shingle driveway provides ample off-road parking and leads to a **GARAGE** with an up-and-over door, light, power and loft storage. Established flower and shrub beds. Path leading to the side garden having a lawned area and flower and shrub beds. An ornamental garden pond adds a charming feature to the outdoor space. Gate to enclosed rear garden mainly lawned with attractive flower and shrub beds and borders. There is a patio area ideal for outdoor dining on warm summer days.

There are several garden sheds and a large **WORKSHOP** measuring approximately 6.5m by 2.5m.

SERVICES: Main water, drainage, electricity 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: D

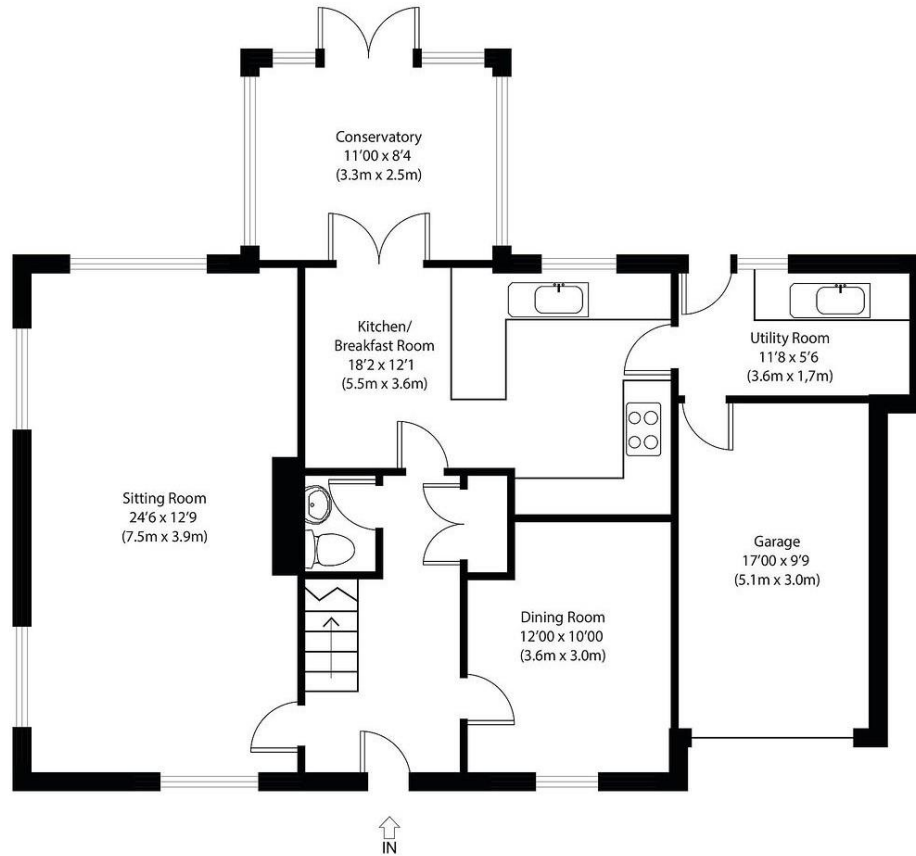
BROADBAND AND MOBILE: Please see our website or Ofcom.org.uk for further details.

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

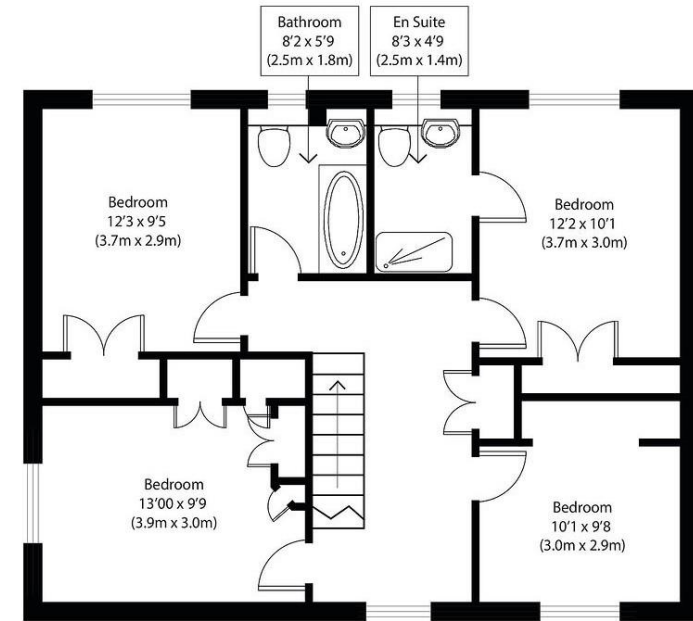
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Ground Floor



First Floor

Approximate Gross Internal Area
1860 sq ft (173 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

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Offices at: Woolpit 01359 245245- Long Melford 01787 883144- Leavenheath 01206 263007 - Clare 01787 277811-Castle Hedingham 01787 463404

Newmarket 01638 669035 - Bury St Edmunds 01284 725525 - London 020 78390888 - Linton & Villages 01440 784346

