



**35 Roman Fields
Woolpit, Suffolk**

**DAVID
BURR**

35 Roman Fields, Woolpit, Suffolk, IP30 9RX

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, 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 splendid three-bedroom end terraced house that has undergone significant improvement and is now presented to a delightful standard throughout whilst occupying a cul-de-sac position within this highly sought after Suffolk village and being only a short distance from all of its amenities on offer. 35 Roman Fields affords generous well-appointed accommodation to both floors which include open plan kitchen/dining room to the rear of the property and is further enhanced by enclosed garden and off street parking.

A splendid three-bedroom end terraced house located in the ever-popular village of Woolpit.

Entrance door opening into;

ENTRANCE HALL: A welcoming area with staircase rising to first floor and having built-in storage cupboard. Door to cloakroom and door to sitting room.

SITTING ROOM: A substantial delightful room having front aspect and a further door opening to the kitchen/dining room.

KITCHEN/DINING ROOM: Cleverly designed into two distinctive areas with the kitchen area being fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate a sink unit with single drainer and mixer tap. Spaces for dishwasher, washing machine, freestanding cooker and fridge/freezer. The designated dining area has an external rear door allowing one the opportunity for al fresco dining.

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

First floor

LANDING: An inviting area with built-in storage cupboard. Doors to bedrooms and bathroom.

BEDROOM 1: A generous size room having a front aspect.

BEDROOM 2: Being a similar size to bedroom 1 but offering a rear aspect.

BEDROOM 3: A delightful room with rear aspect of the garden.

BATHROOM: Fitted with a panelled bath having shower over and part tiled surround, wall hung wash hand basin with vanity cupboard beneath and W.C.

Outside

The property is approached via a part shared driveway which in turn leads to a designated parking area and the property. The property is approached via a path flanked by a shingled area with well stocked flowering shrub bed. To the rear of the property the garden is predominately laid to lawn with a terraced area immediately abutting the property ideally placed for entertaining and a path continues to the rear of the grounds where a full height gate gives access to a shared pathway.

35 Roman Fields, Woolpit, Suffolk, IP30 9RX

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

LOCAL AUTHORITY: Mid Suffolk District Council. Band B

EPC Rating: C

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

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
890 sq ft (83 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.ogphoto.co.uk

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

