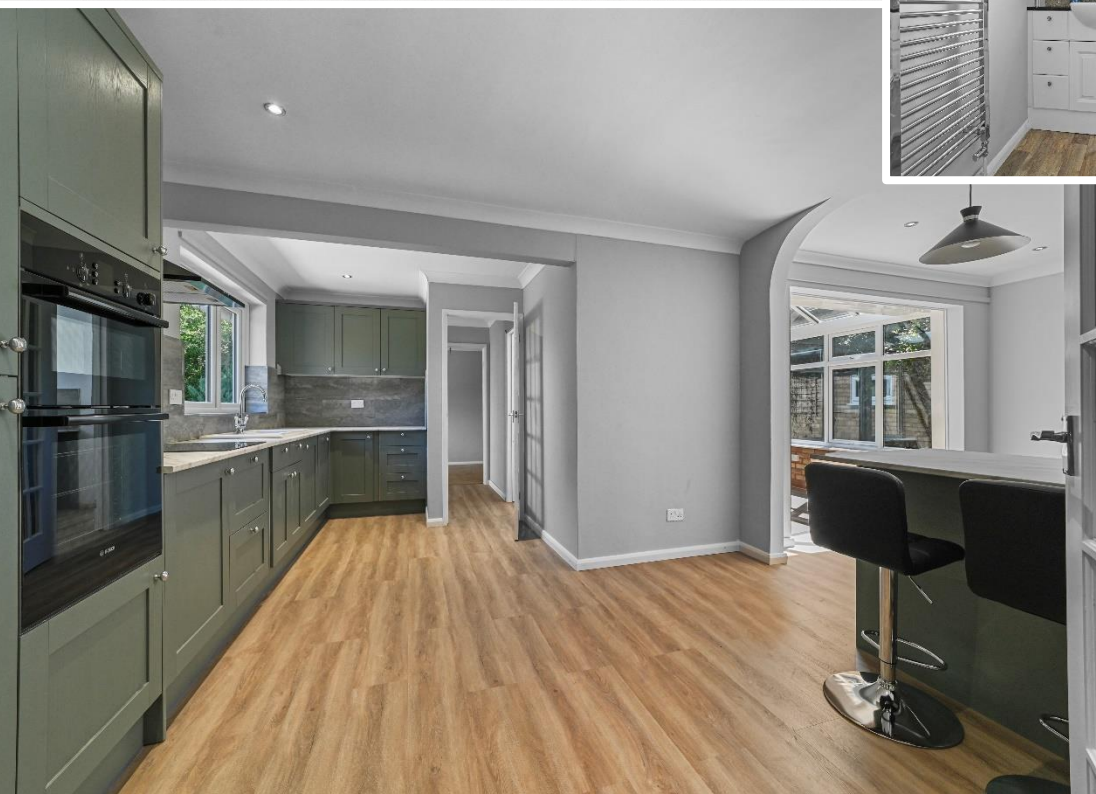




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Aysgarth
Woolpit, Suffolk



Aysgarth, Broomhill Lane, Woolpit, Bury St Edmunds, Suffolk, IP30 9SH

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.

An expansive versatile three/four bedroom single storey detached dwelling that has recently undergone significant improvement and is now presented to an excellent order throughout whilst enjoying a highly enviable position on the periphery of this well regarded Suffolk village and only a short distance from all amenities on offer. Aysgarth enjoys recent improvements such as a new kitchen and bathroom whilst enjoying a plot believed to measure approximately 0.27 acres incorporating an extensive driveway offering parking for several vehicles and a garage. The property is offered with no onward chain.

A versatile three/four bedroom detached single storey dwelling that occupies an enviable position on the village periphery and with no onward chain.

Part glazed entrance door opening through to;

RECEPTION HALL: Large built-in airing cupboard. Doors to;

DRAWING ROOM: 15'4 x 13'9 (4.6m x 4.2m). A generous size room having front aspect with feature fireplace creating the main focal point of the room.

DINING ROOM/BEDROOM 3: 11'5 x 10' (3.5m x 3m). Being of an excellent size this versatile room would lend itself to a multiple of uses if so required. Front aspect overlooking gardens.

KITCHEN/DINING AREA: 24'3 x 19'2 (7.4m x 5.8m). A wonderful open plan space designed into distinctive areas, the kitchen area being fitted with newly installed wall and base units under work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap and single drainer. Further integrated appliances include four ring electric hob underneath extractor hood and eye level double oven, fridge freezer and dishwasher. There is a matching preparation island with designated breakfast bar and base units creating a natural divide between the kitchen and the dining area. The dining area continues through a large opening to the conservatory.

CONSERVATORY: 8'6 x 7'4 (2.6m x 2.2m). Ideally placed to enjoy the secluded terrace. Door to rear grounds.

REAR LOBBY: Door to gardens. Tiled flooring. Door to;

UTILITY: 12' x 5' (3.6m x 1.5m). A useful space having base units, work preparation surfaces that incorporate a sink unit with single drainer and mixer and having space for washing machine and tumble dryer. Side aspect.

SITTING ROOM/BEDROOM 4: 14' x 9' (4.2m x 2.7m). Again, a versatile room, currently utilised as an additional dining area, however would lend itself to a multiple of uses. Views of the rear garden.

BEDROOM 1: 13' x 11'8 (3.9m x 3.6m). Being a substantial size having rear aspect.

BEDROOM 2: 10' x 9'9 (3m x 3m). Again, being an excellent size and having side aspect.

CLOAKROOM: Suite comprising W.C. with encased cistern, wash hand basin sunk into vanity surround and cupboard beneath. Heated towel rail.

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BATHROOM: 10' x 7'9 (3m x 2.4m). Newly installed and fitted with Aqualisa high pressure combi shower with tiled surround, panelled bath with mixer tap, W.C. and wash hand basin with mixer tap. Heated towel rail. Downlights.

Outside

The property is approached by a large sweeping driveway which is flanked by two large lawn areas to either side and in turn are bordered by mature hedging and flowering beds. The driveway continues to the property and **GARAGE** 16'5 x 11'3 (5m x 3.4m), with up and over door, power and light connected and personal side door.

The rear grounds are a genuine delight and have a terrace area immediately abutting the rear of the property ideally placed to enjoy warm summer afternoons with an idyllic feature pond. The remainder of the grounds are predominantly lawn with interspersed flowering beds and established trees. Side gate opening out onto Rags Lane.

In all about 0.27 acres.

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.

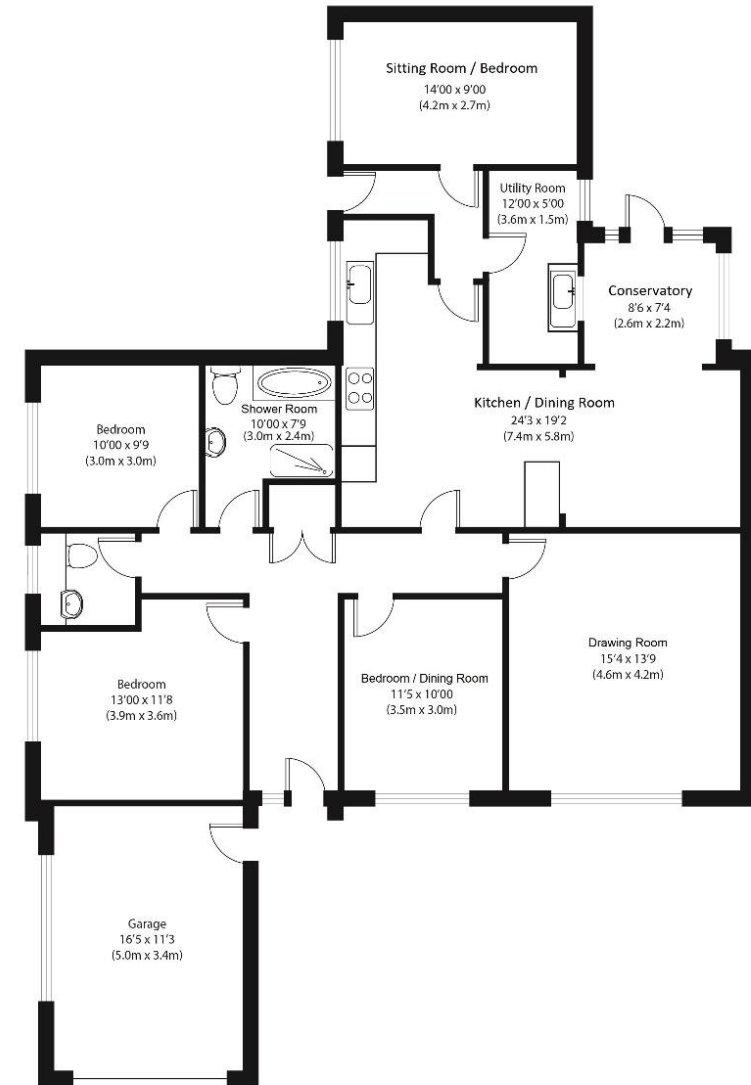
LOCAL AUTHORITY: Mid Suffolk District Council – Band F

EPC RATING: D

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
1650 sq ft (153 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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