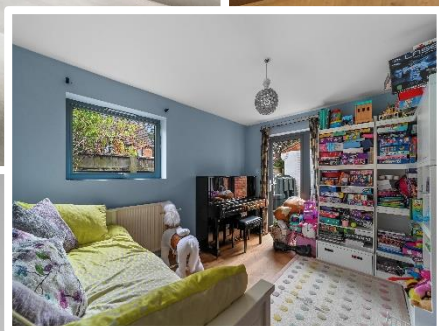




**Nowton House**  
**Woolpit, Suffolk**

**DAVID  
Burr**



# Nowton House, Heath Road, Woolpit, Bury St Edmunds, Suffolk, IP30 9RU

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 generously sized four-bedroom detached family house of over 2000 sq ft that is situated close to the centre of this highly sought Suffolk village. Nowton House has been finished with the highest quality fixture and fittings. It is a must see to truly appreciate the open plan living and finish of this unique property.

## **A unique four-bedroom detached family house of over 2000 sq ft presented in excellent order throughout and only a few minutes' walk from the village centre.**

**ENTRANCE HALL:** The front door opens to the entrance hall with a door to the living area.

**LIVING AREA:** A spacious, open-plan area with windows to both side aspects and the front. Walk-in storage cupboard and stairs to the first floor.

**SNUG/STUDY:** With a window to the side and an external door to the rear.

**KITCHEN/BREAKFAST ROOM:** *Kitchen area* - An impressive modern space with glazed walls and ceiling, providing a light and welcoming atmosphere with views and access to the patio and enclosed rear garden. Fitted with a comprehensive range of wall cupboards and base units under a work surface, there is ample storage and food preparation space. The kitchen includes a central island housing the electric hob with an extractor over, two built-in ovens and a dishwasher. The kitchen opens to the *Breakfast area* which is glazed with a breakfast bar and patio doors providing access to the rear garden. There is also a door to the utility room.

**UTILITY ROOM:** Additional base-level units with space and plumbing for laundry. Door to;

**SHOWER ROOM:** With shower cubicle, WC, and wash basin.

**INNER HALL:** Providing access to the principal bedroom suite and bedroom 4.

**PRINCIPAL BEDROOM SUITE:** Featuring two skylight windows. Door to;

**DRESSING ROOM:** Door to;

**EN-SUITE SHOWER ROOM:** With shower cubicle, WC, and wash basin.

**BEDROOM 4:** With a window to the rear.

### **First floor**

**LANDING:** Providing access to the first-floor accommodation.

**BEDROOM 2:** A comfortable double room with a window to the front aspect and a fitted wardrobe.

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**BEDROOM 3:** Another double room with a walk-in cupboard and a window to the rear.

**FAMILY BATHROOM:** A modern suite comprising a free-standing feature bath, WC. and twin wash basins in a vanity unit.

## Outside

To the front and side of the property, there is a gravel driveway providing off-road parking. Gates open to the wrap-around patio area with the enclosed lawned garden beyond. The garden is fully secure, offering a high degree of privacy and seclusion. There is also a lovely patio area and a large storage shed.

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

**LOCAL AUTHORITY:** Mid Suffolk District Council. Band E  
**EPC RATING: E**

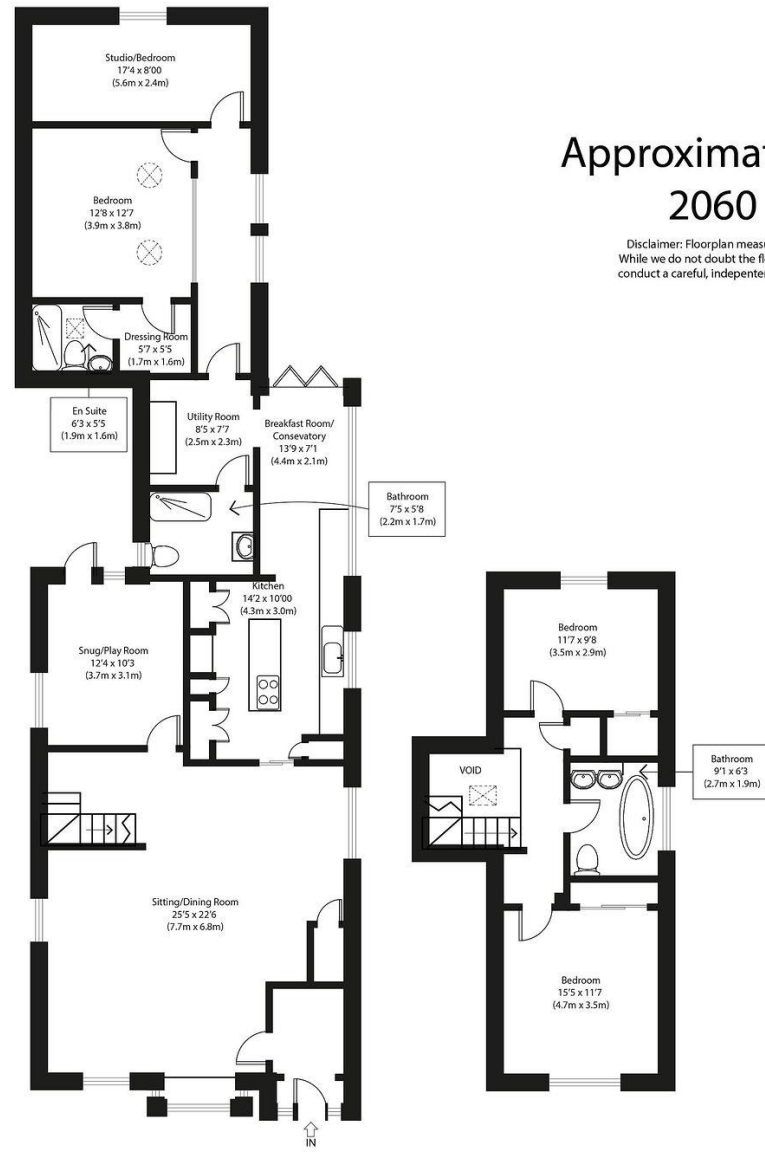
**BROADBAND & MOBILE:** Please see our website and Ofcom.org.uk for further details.

**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



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Approximate Gross Internal Area  
2060 sq ft (191 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



Ground Floor

First Floor

