



**Church View
Woolpit, Suffolk**

**DAVID
BURR**

Church View, Church Street, Woolpit, Bury St Edmunds, Suffolk, IP30 9QQ

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, garage/stores, hairdresser, doctor's surgery 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 two-bedroom end of terrace cottage that occupies an enviable position towards the centre of this highly sought after Suffolk village with views overlooking the wonderful St Mary's Church and being close to all amenities on offer. The property boasts generous rooms by way of sitting room with multi-fuel burner, open plan kitchen/dining room, cloakroom, two bedrooms and bathroom. The property is further benefitted by enclosed rear garden.

A quaint two-bedroom end of terrace cottage in an enviable sought after position within this highly regarded Suffolk village.

Entrance door opening through to;

ENTRANCE PORCH: With fitted barrier coconut matting. Side aspect. Opening to;

SITTING ROOM: 13'1 x 12' (3.98m x 3.65m). Fireplace with wood burning stove set upon a tiled hearth creating the main focal point of the room. Front aspect. Staircase with door rising to first floor. Further door opening to;

KITCHEN/DINING ROOM: 20' x 10'1 (6.10m x 3.08m). Cleverly designed into two distinct areas with kitchen area towards the rear having double doors opening to the enclosed garden. The kitchen is fitted with an extensive range of matching wall and base units under work preparation surfaces that incorporate eye level Hotpoint double oven, four ring electric hob and sink unit with single drainer and mixer tap. Spaces for slimline dishwasher, freestanding fridge/freezer and washing machine. Tiled flooring. Further side door giving access to the grounds. Door to cloakroom. Designated dining area – a useful area with large built-in storage cupboard and side aspect.

CLOAKROOM: With W.C.

First floor

LANDING: With rear aspect. Doors opening to;

BEDROOM 1: 16'6 x 10'1 (5.03m x 3.08m). A substantial room with front aspect overlooking the delightful St Mary's Church. Fitted wardrobes.

BEDROOM 2: 11'7 x 10'1 (3.52m x 3.08m). Again of an excellent size and having rear aspect overlooking the garden. Fitted desk unit with shelving.

BATHROOM: 9'9 x 9'1 (2.98m x 2.78m). Recently improved suite having panelled bath with mixer tap and part tiled surround, wash hand basin with mixer tap and vanity cupboard beneath, W.C. Large corner shower unit with part tiled surround. Built-in cupboard with boiler. Heated towel rail.

Outside

The property is approached via a pedestrian pathway accessed via a half height gate and bordered by a wall. The remainder of the front is designed with low maintenance in mind, predominantly shingle with flower beds. The rear garden again designed with low maintenance in mind. Large

Church View, Church Street, Woolpit, Bury St Edmunds, Suffolk, IP30 9QQ

storage shed. Two patio areas which are bordered by flowering beds. Gate leading through archway which leads to the front.

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent and mislaid keys.

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: D

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.



