



9 Grange Close
Woolpit, Suffolk

**DAVID
BURR**



9 Grange Close, Woolpit, Bury St Edmunds, Suffolk, IP30 9XW

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 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 detached house recently constructed by Landex Homes and improved by the present owners that enjoys a wonderful position on the periphery of this highly regarded Suffolk village and only a short distance from all amenities. 9 Grange Close is presented to the highest of standards throughout and affords generous accommodation to both floors including in brief wonderful open plan kitchen/dining room with double doors opening to the landscaped garden and master bedroom with built-in wardrobes and en suite facilities. The property is further enhanced by everyday modifications including underfloor heating to the ground floor. Outside there is a well-placed covered seating area with power and light connected and a further external kitchenette.

An excellent three-bedroom detached house presented to the highest of standards throughout that enjoys a cul-de-sac position on the periphery of this well-regarded village.

Entrance door to;

ENTRANCE HALL: A large welcoming area with staircase rising to first floor with understairs storage cupboard. Porcelanosa tiled flooring. Doors opening to;

SITTING ROOM: 18'8 x 10'11 (5.68m x 3.32m). A superb double aspect room with attractive feature panelled wall with integrated void for television.

KITCHEN/DINING ROOM: 18'8 x 11'7 (5.68m x 3.54m). A cleverly designed room with two distinctive areas, the kitchen area being fitted with matching wall and base units under quartz work preparation surfaces that incorporate a 1½ bowl sink unit with mixer tap. Further integrated appliances include four ring Neff hob under extractor hood, Neff eye level double oven, fridge-freezer and dishwasher. Porcelanosa tiled flooring leads through to the designated dining area – a versatile space with double doors opening to the rear terrace designed with al fresco dining in mind.

CLOAKROOM: Fitted with W.C, and wash hand basin with mixer tap and vanity unit drawers beneath. Porcelanosa tiled flooring. Obscure window to front.

First floor

LANDING: An inviting area with rear aspect and views of the garden. Large built-in airing cupboard. Doors to;

BEDROOM 1: 11'9 x 10'4 (3.57m x 3.15m). An excellent master suite offering a substantial room with views overlooking the rear garden. Extensive built-in wardrobes with sliding mirrored doors. Door opening to;

EN SUITE: 9'7 x 5'7 (2.91m x 1.70m). Fitted with corner shower cubicle with part tiled surround, W.C. and wash hand basin with mixer tap and vanity unit drawers beneath. Heated towel rail.

BEDROOM 2: 11'8 x 9'8 (3.55m x 2.95m). A generous double bedroom with views to front.

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BEDROOM 3: 11'8 x 8'7 (3.55m x 2.61m). Located to the rear with views overlooking the rear garden.

BATHROOM: 9'8 x 8'2 (2.95m x 2.49m). Having built-in panelled bath with shower attachment over and part tiled surround, W.C. and wash hand basin with mixer tap and vanity unit drawer beneath. Porcelanosa tiled flooring. Heated towel rail.

Outside

The property is set towards the corner of this newly developed cul-de-sac and approached by a brick paved driveway which allows off street parking for multiple vehicles and in turn leads to the property and **GARAGE** with adjacent **UTILITY** room. The garage with remote control up and over door with power and light connected, personnel door opening through to a useful vestibule area with personnel door to the grounds and door opening to the designated utility area fitted with matching wall and base units with work preparation surfaces. Spaces for washing machine and chest freezer.

The remainder of the front has well stocked flowering beds bordering the driveway and property and in turn a full height side gate opening to the rear grounds. The rear grounds are excellently presented and have been transformed by the present owners with a well-placed terrace area immediately abutting the rear of the property ideal for al fresco dining and in turn continues through to the **COVERED SEATING AREA** – a wonderful entertaining space with power and light connected. The terrace area continues away from the property and borders a predominantly lawned area with flower borders with brick-built bench. To the side of the property is a further kitchenette with brick built base units under granite worktops that incorporate two cupboards and sink unit with mixer tap and shower hose. Space for cooker/barbeque.

SERVICES: Mains water, drainage and electricity are connected. High efficiency Vaillant Arotherm air source heat pump supplying underfloor

heating to ground floor and radiators to first floor. NOTE: None of these services have been tested by the agent.

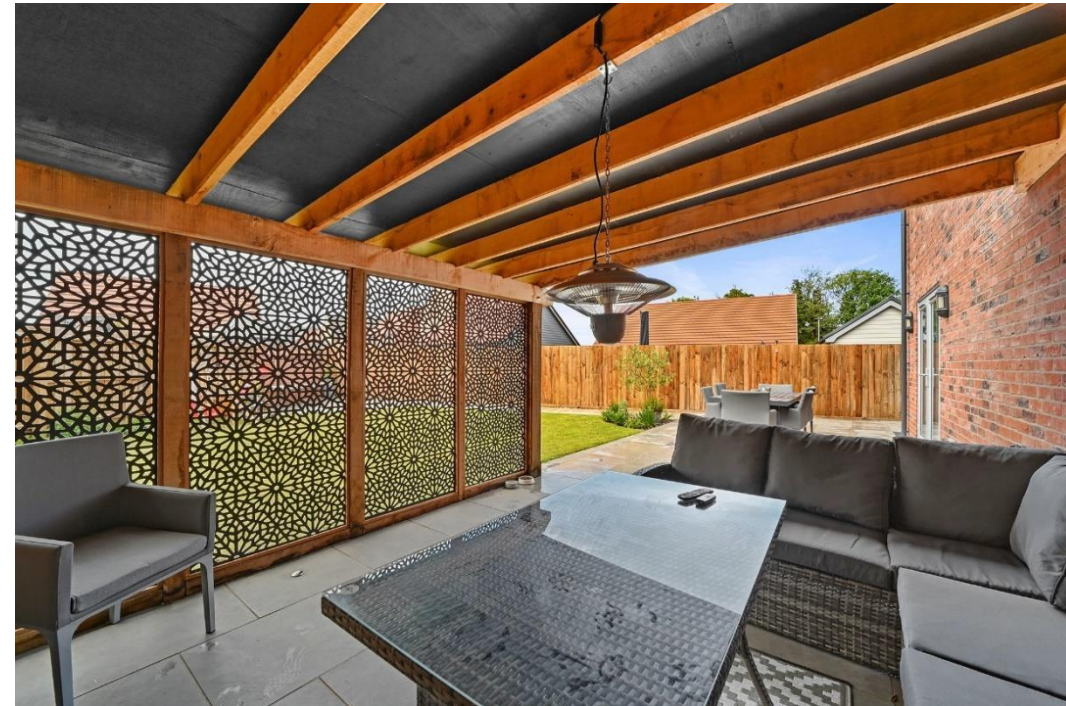
LOCAL AUTHORITY: Mid Suffolk District Council.

EPC RATING: B

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

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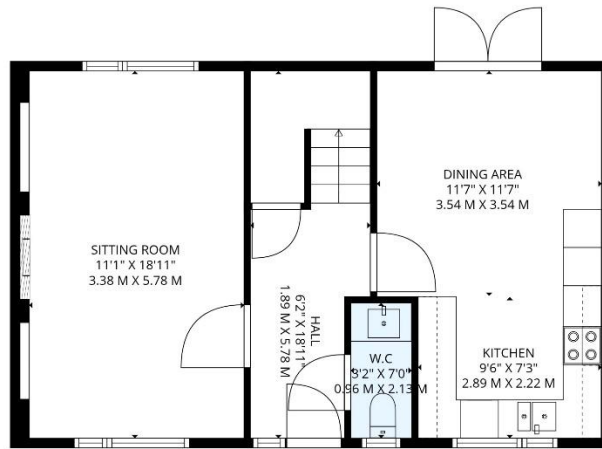
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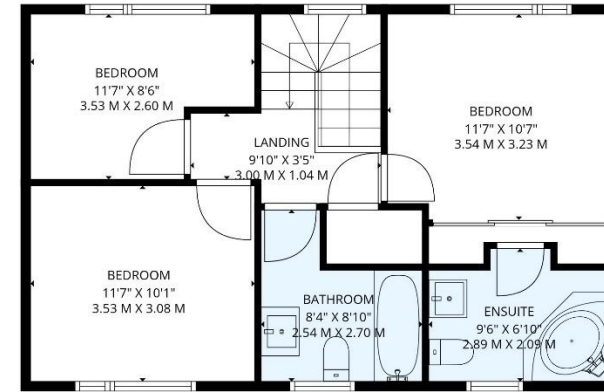
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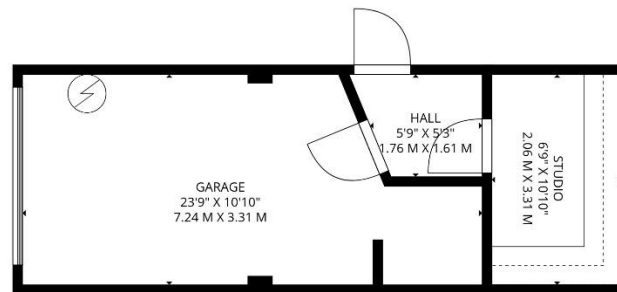
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1ST FLOOR



2ND FLOOR



TOTAL: 1282 sq. ft, 119 m2

1st floor: 713 sq. ft, 66 m2, 2nd floor: 569 sq. ft, 53 m2

EXCLUDED AREAS: GARAGE: 221 sq. ft, 20 m2, WALLS: 152 sq. ft, 15 m2

All Measurements Are Approximate. This Floor Plan Is a Guide Only. Produced By Dcnp.



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