



Plot 13 – The Maple  
Stackyard Green, Woolpit  
£395,000



# Stackyard Green

Green Road | Woolpit | IP30 9RG

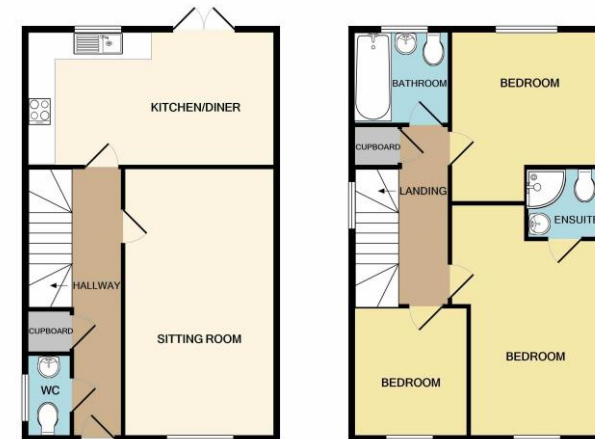
**Stackyard Green** is the first new development in Woolpit for some years and will provide 49 new high specification residential properties on the southern side of the popular village of Woolpit. The site is being built by the award-winning Suffolk developer **Landex** who continue to deliver prestigious designed developments utilising quality materials, and finished to an exceptionally high standard. The standard specification will include many items offered by others as 'extras' so please contact us for full details of the specification.

Offered for sale will be a mixture of detached and semi detached houses and bungalows, all with fitted wardrobes, UPVC double glazed windows and central heating. Parking/garages will be available next to the plot, and there will be gardens to front and rear.

**Woolpit** is positioned mid way between the towns of Stowmarket and Bury St Edmunds, and with easy access to the A14 trunk route. It offers a bakers, a co-op, garage, post office, pubs, fish and chip shop, health centre and primary school.

**The Maple** is a detached house, offering a hallway, cloakroom, store cupboard, and good sized sitting room. The kitchen/diner is across the rear of the property, and includes French doors to the garden, whilst the kitchen is fully integrated. Upstairs there is a landing, three bedrooms, an en suite shower to the main bedroom and a family bathroom. Outside there are gardens to the front and rear and there is a garage to the side.

Living Room	6.073m x 3.438m
Kitchen/Diner	5.697m x 3.075m
Bedroom 1	5.272m maximum x 3.405m maximum
Bedroom 2	3.895m maximum x 3.405m maximum
Bedroom 3	2.962m x 2.607m



**Note:** Floorplans and specification are from plans supplied. The vendors and their agents reserve the right to change those designs if necessary.

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#### Plans, Areas and Schedules

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