Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

Hick's House, Wood Road, Borley Green, Woolpit, Suffolk, IP30 9RP

SO MUCH SPACE – If you have been looking for a quality home which is large enough for all the family, this individually designed detached house is bound to be of interest.

The property, which is being sold with the benefit of having NO UPWARD CHAIN, occupies a pleasant edge of village setting and includes large gardens, extensive parking and a detached double cart lodge.

- Substantial detached village residence of around 1850 sq ft
- Porch, cloakroom, sitting room, separate dining room
- Superb kitchen/breakfast/family room, utility
- 4 Generous bedrooms, 2 en suites, family bathroom
- Oil fired central heating, uPVC sealed unit glazing
- Double cart lodge, extensive parking, large gardens

Guide Price £575,000

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General Information

The property occupies a non-estate setting in Borley Green - a small hamlet made up mostly of cottages and large individual homes. Borley Green is located just 1.5 miles from the centre of Woolpit, one of Suffolk's most picturesque villages. Woolpit, which has a very strong and active community offers an excellent range of amenities which include: a superb primary school, doctor's surgery, post office, modern community centre and recreation areas. There are also a variety of small shops in the village and good access to the A14, providing links to Cambridge, Ipswich and London/Stanstead Airport via the A11/M11. Direct rail access to London Liverpool Street is available in nearby Stowmarket.

If you have been searching for an individual home with well-proportioned rooms and lots of natural light, Hick's House is definitely worth taking a closer look at. The property, which benefits from oil-fired central heating and uPVC sealed unit glazing, has the added advantage of having NO UPWARD CHAIN.

On the ground floor: The entrance porch leads into a spacious hallway with a staircase to the first floor and a cloakroom off. The sitting room is of a generous size and has a triple aspect with a fireplace feature and double doors opening back into the hallway. There is a separate dining room which could also work well as a home office of snug. The kitchen/breakfast/family room is a very sociable space and includes a glazed end wall providing views and access to the gardens. The kitchen includes an extensive range of cupboards, worktop surfaces and appliance space. There is an integrated oven, hob, extractor hood, dishwasher and fridge freezer. The separate utility room provides additional appliance space and has a further door to the garden.

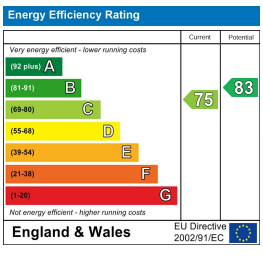
On the first floor: A spacious landing area gives access to all 4 bedrooms and the family bathroom. The master bedroom enjoys pleasant countryside views and includes an en suite shower room, There is also an en suite shower room to Bedroom 2, making it ideal for guests. The family bathroom includes both a bath and a separate shower cubicle.

Outside
The property is set back well from the road with the front gardens being laid mainly to lawn. A gravelled driveway provides parking and turning for a number of cars and also gives access to the double cart lodge. A side access leads to the enclosed rear gardens which back onto an area of woodland. Laid again to lawn the rear gardens afford a good degree of privacy and include a small patio area.

COUNCIL TAX - BAND E

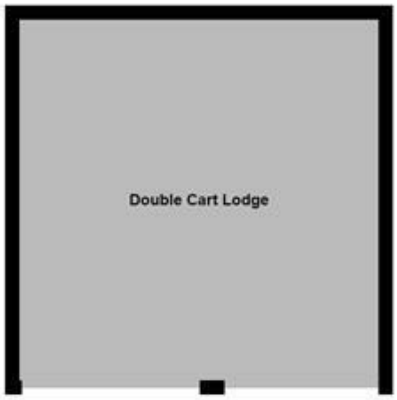
Directions
From Bury St Edmunds proceed east along the A14 towards Stowmarket, exiting at junction 47 for Elmswell and Woolpit. At the roundabout take the first exit signposted for Woolpit. At the T junction, turn left towards Woolpit and follow the road straight over the mini-roundabouts into Heath Road. Continue past the Health Centre and School and back into open countryside. On reaching Borley Green turn left at the fork in the road into Wood Road (signposted Elmswell). The property will eventually be seen on the right as marked by our for sale board.

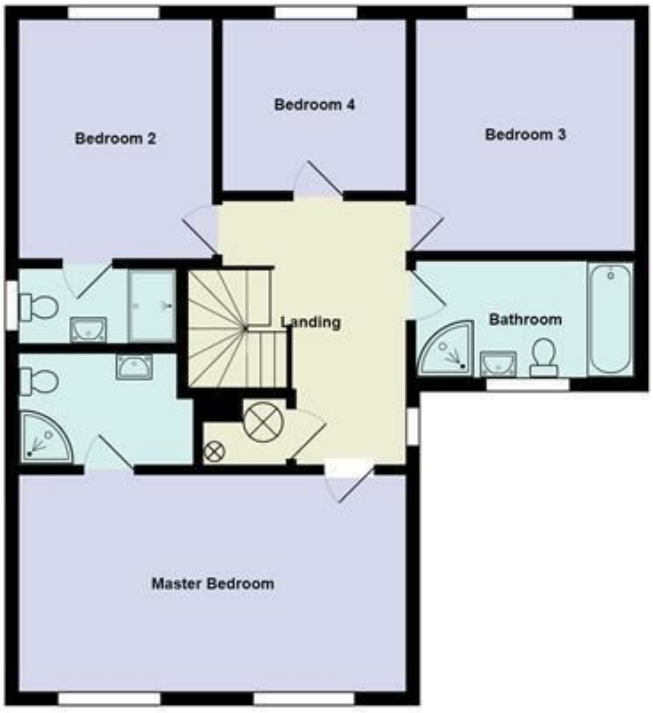
Entrance Porch 6'7 x 5'1 (2.01m x 1.55m)
Hall
Cloakroom
Sitting Room 19'6 x 17'7 min (5.94m x 5.36m min)
Kitchen/Breakfast/Family Room 19'6 x 12'0 min, 17'10 max (5.94m x 3.66m min, 5.44m max)
Utility 7'11 x 6'0 (2.41m x 1.83m)
Dining Room 11'5 x 11'0 (3.48m x 3.35m)
First Floor Landing
Master Bedroom 19'6 x 11'0 (5.94m x 3.35m)
En Suite Shower
Bedroom 2 12'1 x 9'9 (3.68m x 2.97m)
En Suite Shower
Bedroom 3 11'8 x 11'0 (3.56m x 3.35m)
Bedroom 4 9'4 x 8'7 (2.84m x 2.62m)
Family Bathroom 11'0 x 5'10 (3.35m x 1.78m)
Double Cart Lodge 18'0 x 18'0 (5.49m x 5.49m)
Gardens



Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Kitchen/Breakfast/Family Room
Dining Room
Utility
Hall
Porch
Sitting Room


Double Cart Lodge


Bedroom 2
Bedroom 4
Bedroom 3
Landing
Bathroom
Master Bedroom

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