

THE
**Mortimer
& Gausden**
PARTNERSHIP



Dawning Rags Lane, Woolpit,
Bury St. Edmunds, IP30 9SG

Guide Price
£415,000

Only a short walk from the village centre, this beautifully presented, move-in-ready bungalow is sure to impress.

This superb detached bungalow occupies an excellent non-estate location, close to the thriving village centre.

If you have been searching for an easily maintained property with well proportioned rooms and plenty of natural light, this attractively presented bungalow is certainly worth a look. With extensive parking, a garage and enclosed gardens, don't miss this opportunity.

The property is located within easy walking distance of the village centre and all facilities. The A14 dual carriageway provides fast access to Bury St Edmunds - 9 miles and Stowmarket - 7 miles, which has a main line rail link to London's Liverpool Street. Open countryside is never far away with miles of footpaths to explore.

- Beautifully presented detached bungalow
- Large sitting room, stylish kitchen/diner
- 2 Double bedrooms, ensuite shower room
- Garage and extensive parking
- Gas heating, uPVC sealed unit glazing
- Early internal viewing highly recommended
- Good sized, well screened gardens
- Popular and well served village



Woolpit is one of Suffolk's most picturesque villages and has a very strong and active community. The village 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 a variety of small shops in the village and 2 public houses.

Dawning is an attractive and well-maintained home, benefiting from gas-fired central heating and uPVC double-glazed windows throughout.

The bright entrance hall provides access to the living room, bedrooms, and main bathroom. The spacious living room immediately impresses, featuring a charming fireplace with a woodburner and flows seamlessly into the light-filled open-plan kitchen/dining area, where patio doors open directly onto the garden, perfect for indoor-outdoor living.

The kitchen/dining room is generously proportioned and well-equipped, offering a comprehensive range of cupboards, a built-in double oven and microwave, gas hob with extractor hood, integrated dishwasher and space and plumbing for a washing machine.

The dual-aspect master bedroom is an excellent size, complete with an ensuite shower room and glazed patio doors leading out to the garden. Bedroom two is a comfortable double room with floor-to-ceiling wardrobes. A modern and well-appointed family bathroom completes the interior.

Outside, the property is set back from the road and benefits from a gravel driveway providing ample off-road parking, ideal for multiple vehicles, caravans, or camper vans, along with a single garage. The front garden is partly laid to lawn with a variety of mature shrubs. To the rear, the garden enjoys a good degree of privacy and seclusion, being mainly laid to lawn, with a large patio spanning the full width of the property, perfect for entertaining or relaxing.

EPC RATING - C

COUNCIL TAX - BAND C

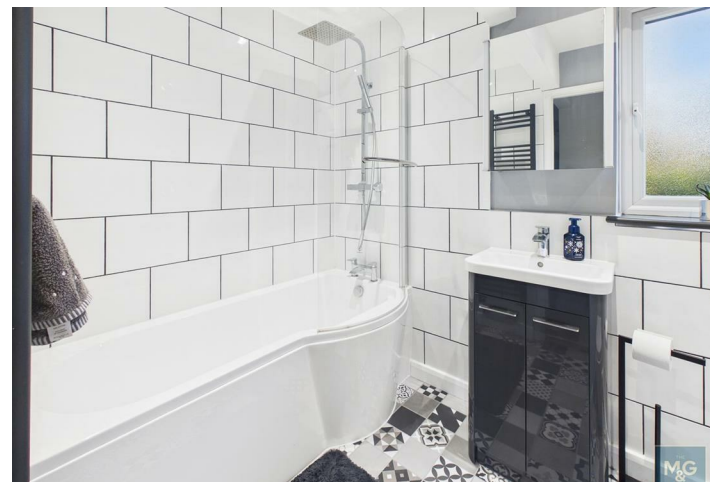
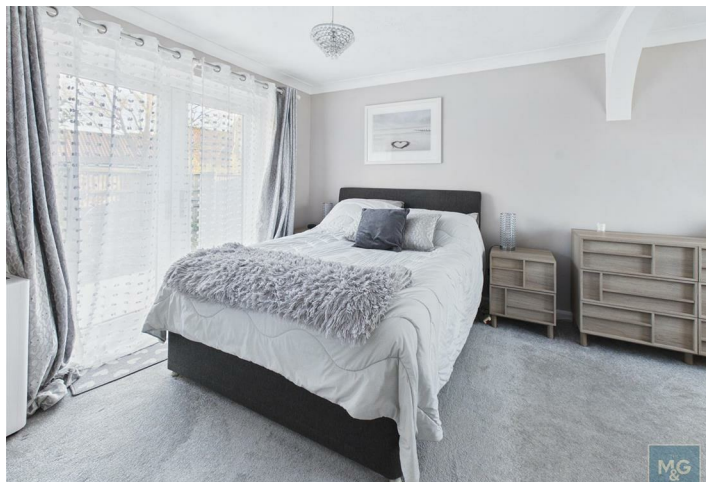
COUNCIL - Mid Suffolk

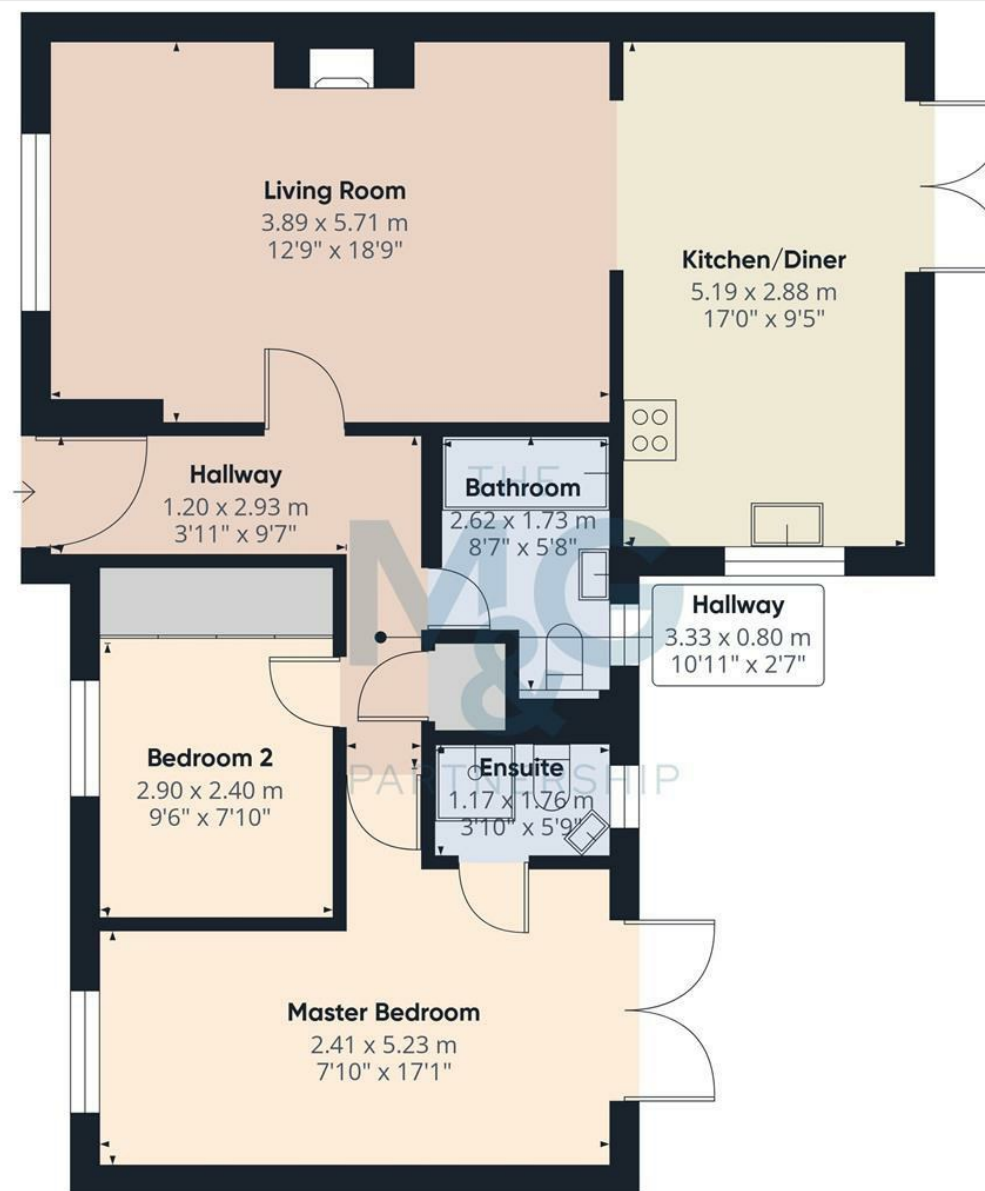
SERVICES -Mains water, electricity, gas and drainage

BROADBAND - Ofcom states Superfast broadband is available

Mobile - Ofcom states that all providers are likely

WHAT3WORDS - ///laugh.park.apes





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 fittings. 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 website, please contact our offices immediately.

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mail@mortimerandgausden.co.uk

www.mortimerandgausden.co.uk

7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526