



**The Heath, Woolpit, Bury St. Edmunds**

**Sheridans**



# The Heath, Woolpit, Bury St. Edmunds IP30 9RN

Guide Price £735,000

Extremley deceptive 3300 sqft detached home with stylish modern interior ideal for entertaining.

Originally built over 60 years ago and modernised and substantially remodelled/extended in more recent recent years, this unique family home, provides a surprising level of accommodation whilst enjoying a delightful "edge of village" setting overlooking open countryside.

Benefitting from oil fired radiator central heating and double glazing, the accommodation currently in breif comprises an entrance hall with door to study and opening to the spacious sitting room with stylish features including a fine bespoke steel and glass staircase, exposed feature brickwork and fireplace. The sitting room is open to the games room/dining room, leading through to the particularly well equipped kitchen, fitted with an extensive range of units and integrated appliances. Situated off the kitchen is a separate utility room and a large garden room with Bi-fold doors opening to the rear gardens and terrace/entertaining area. The ground floor accommodation is completed by a double guest bedroom and bathroom with bath and separate shower enclosure.

On the first floor is a landing leading to the three double bedrooms all with en-suite and fitted wardrobes or walk in wardrobes. The principal bedroom is particularly striking with its large feature gable window overlooking open countryside.

## Outside

To the front is a driveway providing parking for several vehicles and access to the side of the property leading to a large 35ft long detached garage/workshop. The rear gardens are ideal for entertaining, offering an excellent degree of privacy and including a large terrace with outside bar/snug, heated swimmingpool with adjoining hot tub.

## Location

Woolpit is a sought-after attractive village about 8 miles east of Bury St. Edmunds, located just south of the A14. Woolpit has a thriving community and is well served with a range of shops and amenities including a Co-op general store/post office, primary school, village hall, two public houses, tearooms, popular health centre, bakers, library, hair salon and fish and chip shop. There is also the magnificent parish church of St. Mary the Virgin.

There is also a cricket club and tennis club. Elmswell, just the other side of the A14 has a railway station and the nearby town of Stowmarket has a mainline link to London Liverpool Street taking approximately 80 minutes.

## Directions

From Bury St. Edmunds proceed along the A14 towards Ipswich taking the left turning signposted 'Woolpit'. Continue over the two roundabouts past the garage on your right-hand side and health centre and school on your left and head out of the village. The driveway leading to the property will be found further on the left.

- Individual 3300 sqft home ideal for entertaining
- Private gardens with swimmingpool, hot tub and outdoor sitting room/home office with bar
- Parking for several vehicles
- Impressive 35ft garaging/workshop
- Edge of village setting with countryside views
- Sitting room, study
- Games room/dining room
- Well equipped kitchen, utility, garden room
- Four double bedrooms
- Three en-suites, family bathroom

## Services

Mains electricity, water and drainage. Oil fired radiator central heating.

Council Tax: Mid Suffolk Band: C

Broadband speed: Up to 53 mbps available (Source Ofcom)

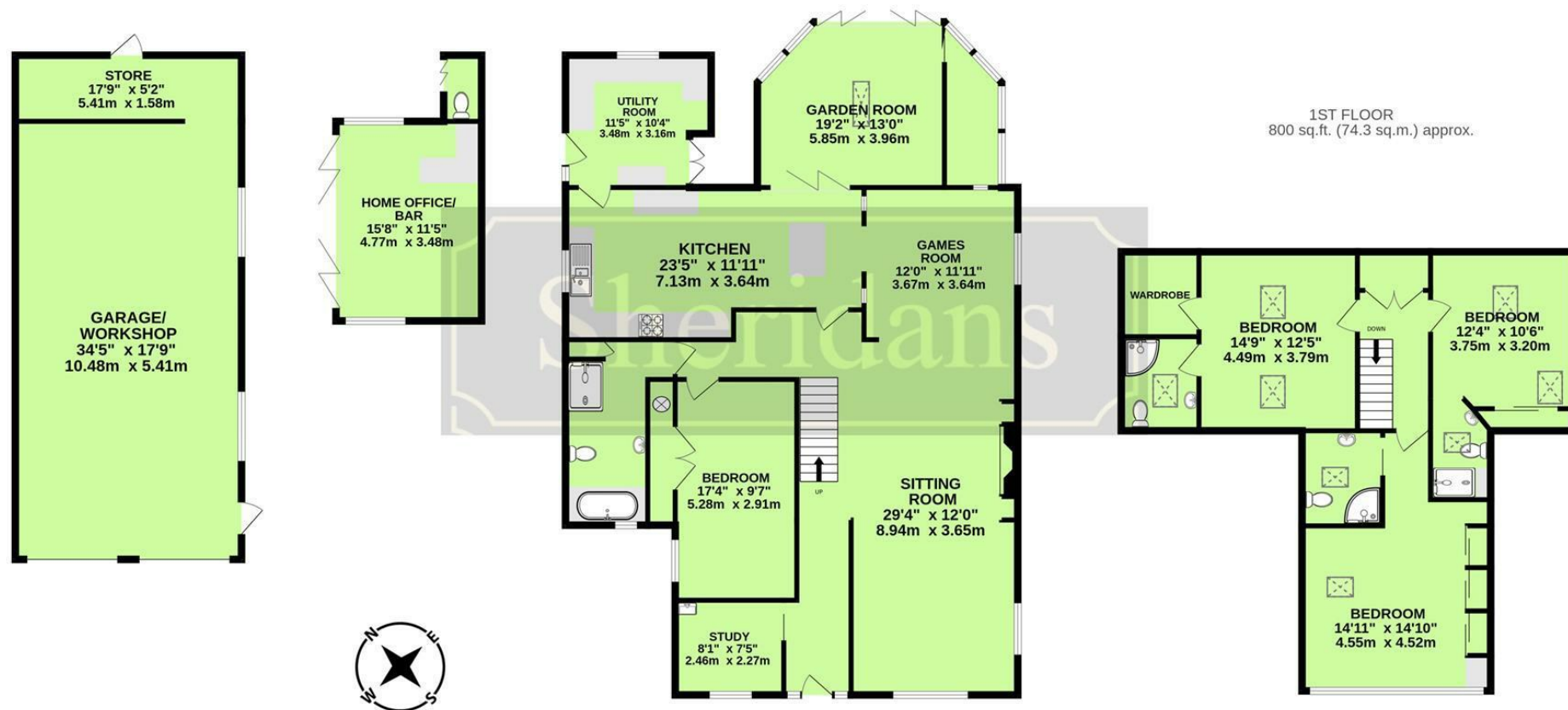
Mobile phone signal for: EE, Three and O2 (Source Ofcom)

Flood Risk: Very Low Risk



GROUND FLOOR  
2527 sq.ft. (234.8 sq.m.) approx.

TOTAL FLOOR AREA : 3327 sq.ft. (309.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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