

DRAFT DETAILS
5 MEADOWLANDS, WOOLPIT
BURY ST. EDMUNDS
IP30 9SE

OPEN HOUSE (C & T) present: An established detached bungalow, with scope to modernise & extend (stp), convenient for centre of well-served E village, Hall, Cloakroom, Lounge/Dining Room, Study/Utility/Garden/Bedroom 3, Re-fitted Kitchen, 2 Bedrooms, Shower Room, Garage, Parking, Large Garden, **NO CHAIN, VIEW ASAP.**



2242

Price Guide £290,000

HALL, CLOAKROOM, LOUNGE/DINING ROOM, STUDY/UTILITY/GARDEN ROOM - POSSIBLE BEDROOM 3, RE-FITTED KITCHEN, 2 BEDROOMS, SHOWER ROOM, FRONT & LARGE REAR GARDENS, GARAGE & GENEROUS PARKING, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, CONVENIENT FOR CENTRE OF POPULAR WELL-SERVED VILLAGE, SCOPE TO MODERNISE & EXTEND (STP), NO CHAIN, EARLY VIEWING ADVISED.

VIEWING: Strictly by appointment with Coakley & Theaker.

BURY ST. EDMUNDS
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DIRECTIONS : From Bury St Edmunds, proceed on the A14 towards Ipswich and after approximately 8 miles turn off, sign-posted Woolpit. At the roundabout take the first exit and proceed into the village. Turn right at Costcutter and the Garage, towards the village centre and proceed past the church. Continue past the memorial in the centre, and the Co-Op store on the right. After a short distance, turn left into Briar Hill, and then bear off left into Meadowlands, where the property is located on the left.

HALL : Approached via a recessed UPVC part glazed front door with glazed side panel. Built-in storage cupboard housing new consumer unit, built-in airing cupboard housing lagged hot water tank, wood laminate floor, loft access with ladder, LED downlights, radiator.

CLOAKROOM : White suite comprising wc, wall mounted wash basin, tiled splashbacks, UPVC frosted window to front.

LOUNGE/DINING ROOM : 6.17m (20'3") x 3.45m (11'4") TV point, telephone point, serving hatch to Kitchen, two radiators, UPVC window to rear, UPVC sliding patio door to side and rear garden.

STUDY/UTILITY/GARDEN ROOM - POSSIBLE BEDROOM 3 : 4.42m (14'6") x 2.49m (8'2") Internal window, radiator, UPVC window to rear, UPVC window to side, UPVC part glazed door to rear garden.

KITCHEN : 2.95m (9'8") x 2.36m (7'9") + door recess Re-fitted with range of grey high-gloss base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer stainless steel sink unit with 'Swan-neck' style mixer tap, inset ceramic hob with stainless steel cooker canopy over, built-in electric oven/grill, wood laminate floor, integrated fridge/freezer, plumbing for washing machine, Grant oil boiler, UPVC window to side.

BEDROOM 1 : 3.96m (13'0") x 3.45m (11'4") Two built-in double wardrobes, internal window, radiator, UPVC window to rear.

BEDROOM 2 : 3.25m (10'8") x 2.95m (9'8") Radiator, UPVC window to front.

SHOWER ROOM : 1.96m (6'5") x 1.75m (5'9") Suite comprising tiled corner shower enclosure with shower unit, wc, pedestal wash basin, tiled splashbacks, radiator, UPVC frosted window to front.

OUTSIDE : To the front the level garden is enclosed by dwarf brick wall and shrubs, with gate and path to the front door. It is laid mainly to lawn with borders. A driveway provides vehicular standing for up to three cars, and leads to a **GARAGE 4.98m (16'4") x 2.49m (8'2")**, with up and over style door, power and light connected and personal door to the rear. A gate provides side access to the good size level side and rear gardens. These are enclosed by fencing, being currently overgrown with mature trees and shrubs, patio area, **TIMBER SHED**, oil tank, **METAL SHED** and outside water tap.

AGENT'S NOTE: The vendor has informed us that mains water, electricity and drainage are connected. The council tax band is understood to be Band C.

AGENT'S NOTE : This property stands in a generous plot and offers scope to modernise and extend, subject to the necessary planning permissions. Located conveniently for the centre of this well-served village, with many amenities, we would recommend viewing at the earliest opportunity.

VILLAGE & AREA : Woolpit is a sought-after, attractive village, about 8 miles East of Bury St Edmunds, located just south of the A14. It 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, Tea-Rooms, Health Centre, Bakers, Library, Hair Salon, Fish and Chip Shop, and a magnificent Parish Church. There is also a Cricket Club and a 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's Liverpool Street, in approximately 80 minutes.

BURY ST EDMUNDS & AREA : Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

Features of particular note include St Edmundsbury Cathedral with its Millennium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.

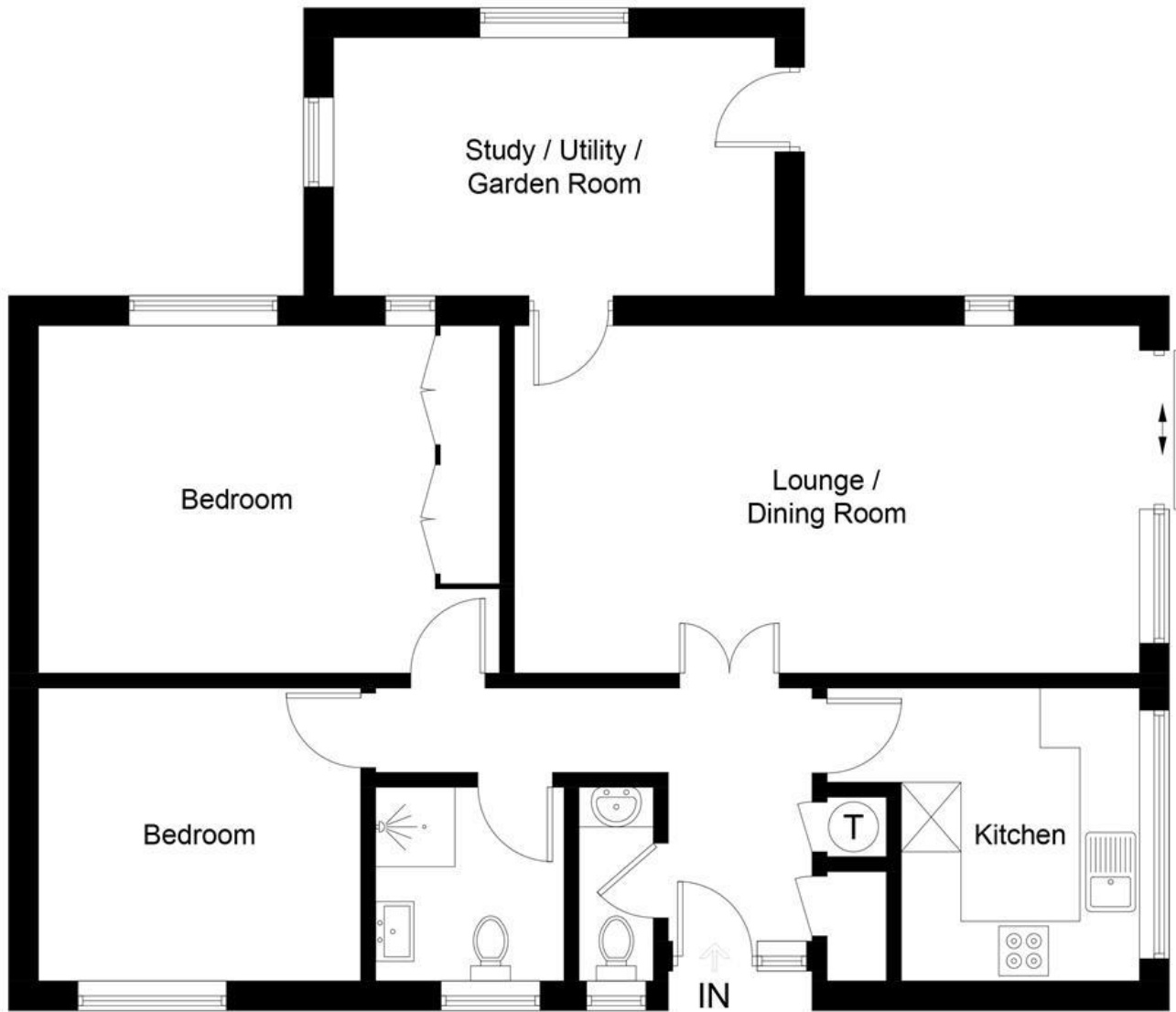






5 Meadowlands, Woolpit. IP30 9SE.

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy performance certificate (EPC)		
5 Meadowlands Wootton DURY ST. EDMUNDS IP30 9SE	Energy rating D	Valid until: 31 October 2033 Certificate number: 6537-8829-0309-0259-1202
Property type	Detached bungalow	
Total floor area	81 square metres	

Rules on letting this property

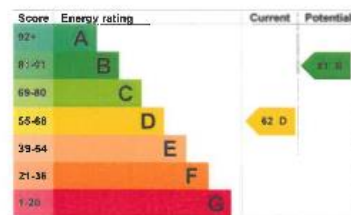
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Consumer Protection from Unfair Trading Regulations 2008 (CPRs) These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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