

**DRAFT DETAILS**  
**4, KILN ROW, OLD STOWMARKET ROAD, WOOLPIT**  
**BURY ST. EDMUNDS**  
**IP30 9QS**

OPEN HOUSE (C & T) present: A much improved mid-terraced cottage, close to centre of this popular, well-served Eastern village, convenient for station and A14. Porch, Sitting Room - Fireplace, Dining Room, Re-fitted Kitchen, Rear Lobby, Re-fitted Shower Room, 2 Bedrooms, Rear Garden, Parking, Cabin/Office, **IDEAL FTB, NO CHAIN, VIEW ASAP.**



2248

**Price Guide £247,500**

OPEN ENTRANCE PORCH, SITTING ROOM WITH OPEN FIREPLACE, DINING ROOM, RE-FITTED KITCHEN, REAR LOBBY, RE-FITTED SHOWER ROOM, 2 DOUBLE BEDROOMS, GOOD SIZE REAR GARDEN, PARKING, INSULATED CABIN/HOME OFFICE, OIL FIRED RADIATOR HEATING, CHARACTER FEATURES INCLUDING EXPOSED FLOORBOARDS, HIGH CEILINGS & INTERNAL PINE DOORS, CLOSE TO VILLAGE CENTRE, CONVENIENT FOR STATION & A14, IDEAL FIRST-TIME OR INVESTMENT PURCHASE, 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 along the A14 towards Ipswich. Take the left turning, sign posted to Woolpit, and on reaching the roundabout, take the first exit. Continue to the mini-roundabout, next to the Garage, and turn left into Old Stowmarket Road. Proceed past Woolpit Nurseries on the left, and after a short distance, Kiln Row is located set back, and at right-angles to the road, on the left.

**DESCRIPTION :** This attractive property, which is believed to date from the Victorian era, presents with brick elevations, and a tiled roof. It is well presented, having been significantly improved over recent years, with works including a re-fitted Kitchen, re-fitted Shower Room, and replacement external oil boiler.

This property would suit first-time buyers, or investment purchaser, and those wishing to work from home would really appreciate the separate insulated Cabin/Home Office.

**OPEN ENTRANCE PORCH :** UPVC part glazed front door to:

**SITTING ROOM : 3.96m (13'0") x 3.96m (13'0")** The focal point being an open fireplace with ornate surround, decorative tiled slips and marble effect hearth, oak floor, TV point, radiator, UPVC window to front.

**DINING ROOM : 2.82m (9'3") + recess x 2.29m (7'6")** Oak floor, stairs to first floor, understairs storage cupboard, recessed shelving, consumer unit, radiator, arch to:

**KITCHEN : 3.33m (10'11") max x 2.36m (7'9")** L-shaped room. Re-fitted with range of navy 'Shaker' style base and wall mounted units, work surfaces, tiled splashbacks, inset single drainer sink unit with 'Swan-neck' style mixer tap, inset Zanussi induction hob with stainless steel cooker canopy over, built-in Zanussi electric oven/grill and microwave, integrated Neff fridge/freezer, integrated Bosch slimline dishwasher, integrated Bosch washing machine, pan drawers, integrated bin storage unit, integrated wine rack and spice rack, tiled floor, LED downlights, UPVC window to rear.

**REAR LOBBY :** Tiled floor, UPVC part glazed door to rear garden.

**SHOWER ROOM : 2.46m (8'1") + shower depth x 1.19m (3'11")** Re-fitted with white suite comprising walk-in tiled shower enclosure with shower controls, with both fixed 'rain' and flexi-heads, wc, vanity unit with inset wash basin, storage drawers and mixer tap, tiled splashbacks, tiled floor, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**FIRST FLOOR LANDING :** Loft access.

**BEDROOM 1 : 3.61m (11'10") x 3.12m (10'3")** Exposed floorboards, radiator, UPVC window to front.

**BEDROOM 2 : 3.10m (10'2") x 2.74m (9'0") inc to 3.15m (10'4")** Two built-in storage cupboards, radiator, UPVC window to rear.

**OUTSIDE :** To the front of the cottage, there is a small border with flowers and shrubs. To the rear, the garden is of a good size, being enclosed by fencing and laid principally to lawn, with borders, paved patio area, trellis arch with climbing plants, outside water tap, plastic oil tank, external oil combination boiler, shingle area and **TIMBER SHED**. A gate provides rear pedestrian access, which leads around behind the rear of the neighbouring properties, back on to Old Stowmarket Road, which gives access to the entrance to Kiln Row, and the front of the property. In front of the property there is a shingle driveway, providing vehicular standing for one car. There is also a useful **INSULATED CABIN/HOME OFFICE: 3.53m (11'7") x 2.87m (9'5")**, with wood laminate floor, broadband, consumer unit, power and light connected, UPVC glazed double doors and storage recess at the front.

AGENT'S NOTE: Of benefit to this property, and unusually for this type of terraced house, we understand there is no pedestrian right of access across the rear garden for neighbouring properties.

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 B.

**WOOLPIT & 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.



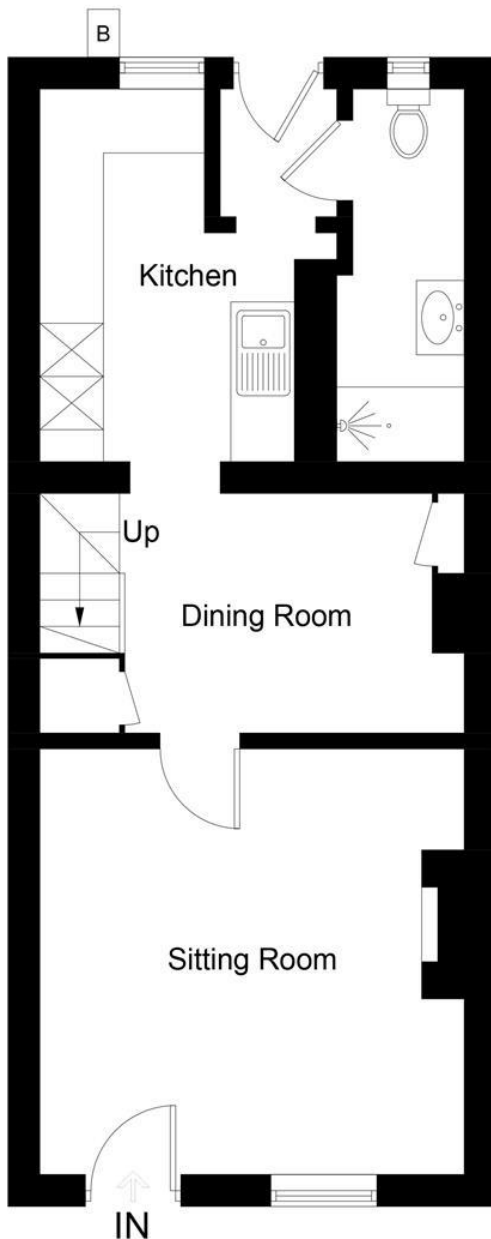




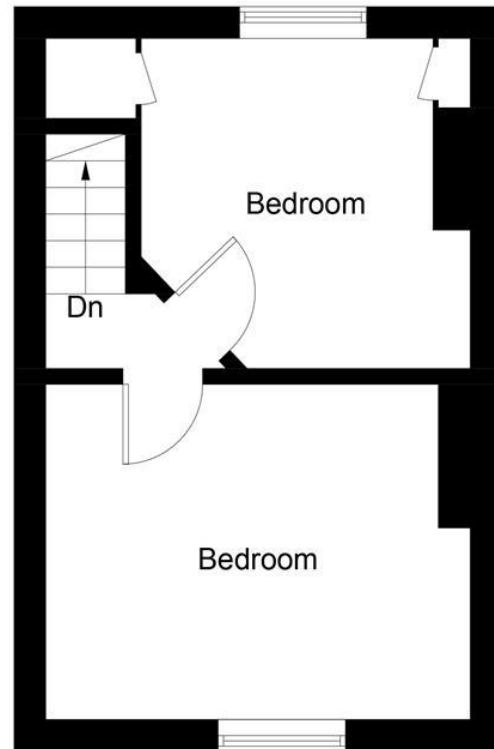


## 4 Kiln Row, Woolpit. IP30 9QS

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft



**Ground Floor**



**First Floor**

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)			
4 Kiln Row Old Stowmarket Road Woolpit BLURY ST, EDMUNDS IP30 9QS	Energy rating	Valid until:	3 March 2034
	<b>D</b>	Certificate number: 0299-3035-5207-5204-5200	
Property type	Mid-terrace house		
Total floor area	62 square metres		

### Rules on letting this property

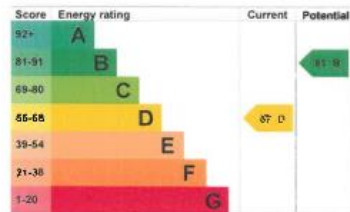
Properties can be let if they have an energy rating from A to E.

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 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.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.