

DRAFT DETAILS
PITCHENS END, THE HEATH, WOOLPIT
BURY ST. EDMUNDS
IP30 9RN

OPEN HOUSE (C & T) present: A spacious, non-estate detached chalet bungalow in approx **0.37 Acre Plot** (sts), in popular E village. Hall, Lounge/Diner, Conservatory, Kitchen/Breakfast, Utility, 2 Ground Floor Bedrooms - 1 En-Suite, Bathroom, Landing Bedroom 3, Shower Room, 2 Garages, Workshops, Extensive Parking, **VIEW ASAP.**



2250

Price £475,000

PORCH, HALL, TWIN ASPECT LOUNGE/DINING ROOM – MULTI-FUEL STOVE, CONSERVATORY, RE-FITTED KITCHEN/BREAKFAST ROOM, UTILITY, 2 GROUND FLOOR BEDROOMS - 1 RE-FITTED EN-SUITE, RE-FITTED BATHROOM, LANDING BEDROOM 3, RE-FITTED SHOWER ROOM, LOFT ROOM, 2 GARAGES, WORKSHOP, OUTBUILDINGS, EXTENSIVE PARKING, APPROX **0.37 ACRE PLOT** (sts), WITH FRONT & LARGE REAR GARDENS, RURAL VIEWS TO FRONT, OIL FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING, SOLAR PANELS, SPACIOUS ACCOMMODATION, EXTENDED & IMPROVED, NON-ESTATE, 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 Woolpit and on reaching the roundabout, take the first exit. Continue over the mini-roundabout, past the Garage, Health Centre and Primary School, and head out of the village. On reaching The Heath, continue past Warren Lane, and the property is located on the left, overlooking farmland to the front.

DESCRIPTION : This established detached property was originally a bungalow, but has undergone many changes in its past, including a loft conversion and extension. It presents with brick and rendered elevations and a tiled roof. It stands in a large plot of about **0.37 Acres** (sts), and offers extensive parking, with two Garages, a large Workshop and other outbuildings, and is quite deceptive from a front view, as it has been substantially extended to the rear.

Being located on the edge of this well-served and highly sought-after village, with the range of features available, we strongly recommend viewing at the earliest convenience.

PORCH : Approached via a recessed UPVC part glazed front door and glazed side panel. Tiled floor, part glazed panelled door and glazed side panel to:

HALL : Oak floor, built-in airing cupboard with radiator, built-in storage cupboard, radiator.

TWIN ASPECT SITTING/DINING ROOM : 7.01m (23'0") max x 5.31m (17'5") max
The focal point being the fireplace with inset multi-fuel stove, surround and tiled hearth, oak floor, TV point, telephone point, two radiators, UPVC window to side, two UPVC windows to front, sliding patio door to:

CONSERVATORY : 3.89m (12'9") x 3.00m (9'10") Brick plinth, wall light points, UPVC windows to front, side and rear, UPVC glazed double doors to rear garden.

KITCHEN/BREAKFAST ROOM : 6.02m (19'9") x 3.58m (11'9") Extended and re-fitted with range of sage green 'Shaker' style base and wall mounted units, oak work surfaces, inset double 'butler' style sink with 'Swan-neck' style mixer tap, Rangemaster range cooker, with 6-zone ceramic hob and electric double oven/grill, cooker canopy over, space for fridge/freezer, integrated Smeg dishwasher, glazed display cabinets, tiled floor, LED downlights, radiator, two UPVC windows to side, UPVC window to rear.

UTILITY ROOM : 2.62m (8'7") x 1.85m (6'1") Sage green 'Shaker' style base unit, work surface, inset 1 1/2 bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, tiled floor, downlights, UPVC window to rear, UPVC part glazed door to rear garden.

BEDROOM 2 : 3.66m (12'0") x 3.61m (11'10") Radiator, UPVC window to front.

BATHROOM : 3.30m (10'10") x 1.65m (5'5") + shower recess Re-fitted with white suite comprising panelled bath with mixer tap, tiled shower enclosure with shower controls, vanity wash basin with mixer tap, wc, tiled splashbacks, tiled floor, LED downlights, light-tube, chrome vertical radiator/towel rail, extractor fan.

INNER HALL : Oak floor, stairs to first floor, understairs storage cupboard, radiator, UPVC window to side.

BEDROOM 1 : 4.04m (13'3") x 3.73m (12'3") Radiator, UPVC window to rear.

EN-SUITE : 2.62m (8'7") x 1.40m (4'7") max Re-fitted with white suite comprising tiled double shower enclosure with shower controls, and both fixed and flexi-heads, pedestal wash basin with mixer tap, wc, tiled splashbacks, tiled floor, downlights, light-tube, radiator/towel rail, extractor fan.

FIRST FLOOR LANDING BEDROOM 3 : 5.23m (17'2") x 3.51m (11'6") max Maximum measurements. Sloping ceilings. Telephone point, radiator, Velux window to rear, UPVC window to side.

SHOWER ROOM : 2.13m (7'0") x 1.96m (6'5") Re-fitted with white suite comprising tiled shower enclosure with shower controls, vanity wash basin with mixer tap, wc, tiled splashbacks, radiator, Velux window to rear. Door to:

LOFT ROOM : 3.48m (11'5") x 3.30m (10'10") + entrance recess Pressurised water tank.

OUTSIDE : This property stands in a generous plot of approximately **0.37 ACRE** (sts). To the front, the property is set well back from the road, and overlooks farmland. The deep front garden is enclosed by fencing and hedging, being laid mainly to lawn with beds, borders and pathway to the front door. A large shingle driveway provides extensive vehicular standing for at least eight cars, with the possibility to stand a Caravan/Trailer/Boat etc. This leads to a **GARAGE: 4.14m (13'7") x 2.74m (9'0")**, with up and over style door, power and light connected, solar panel controls and storage battery, consumer unit, and personal door to the rear. There is a boiler cupboard housing a Grant oil boiler. Behind the Garage is a large timber **GARAGE/WORKSHOP: 5.49m (18'0") x 4.95m (16'3")**, with up and over style door, power and light connected, and consumer unit. In addition, there is another **LARGE WORKSHOP: 6.20m (20'4") x 3.86m (12'8")**, with power and light connected. A gate provides side access to the large rear garden, being enclosed by fencing, and laid principally to lawn, with borders, beds, large paved patio area, decking area and **SUMMER HOUSE**, and outside water tap. At the far end of the garden there is another area, laid to lawn, with a **GREENHOUSE** and vegetable planters.

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

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.

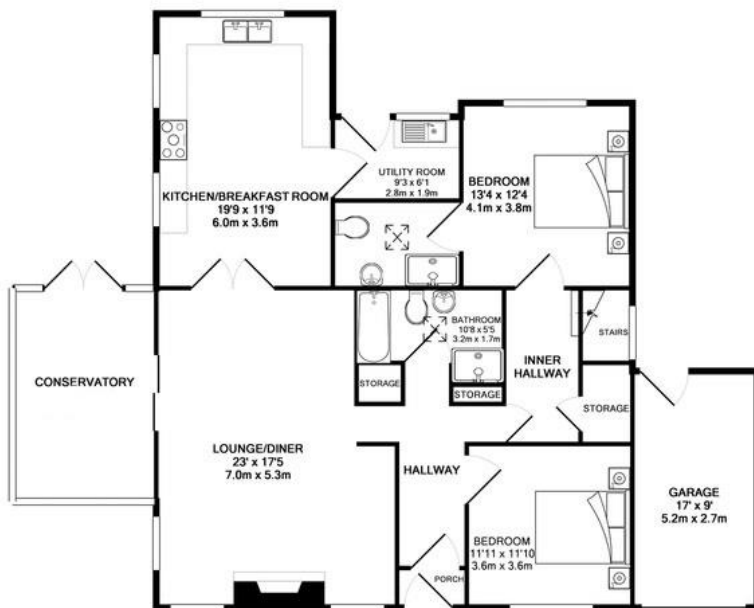
Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

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.

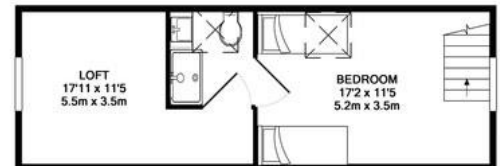
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading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







GROUND FLOOR
APPROX. FLOOR
AREA 1531 SQ. FT.
(151.6 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ. FT.
(36.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 2022 SQ. FT. (187.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

Pitchens End
The Heath
Woolpit
BURY ST. EDMUNDS
IP30 8RN

Energy rating

E

Valid until: 9 November 2025

Certificate number: 9844-2803-7597-9405-4695

Property type	Detached house
Total floor area	168 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 E. It has the potential to be D.

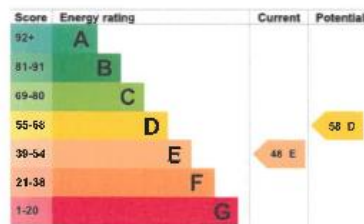
[See how to improve this property's energy efficiency.](#)

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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