



13 Stonalls

Woolpit, Suffolk IP30 9TX

price
£425,000

at a glance...

4 Bedrooms, master with en-suite

Double garage and parking

UPVC Windows

Gas fired central heating

Popular village location

Larger than average garden

Conservatory

ML Property are delighted to offer for sale this well presented 4 bedroom detached house situated in the popular well served village of Woolpit. The property benefits from a double garage, master bedroom with en-suite, UPVC Windows and gas fired central heating.

property

The property which has been well maintained by the current vendors affords the following accommodation, hall, cloakroom, a recently fitted kitchen/breakfast room, dining room leading on to the sitting room with a conservatory off. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. As previously mentioned the property benefits from UPVC Windows and doors with the ground floor having wooden shutters and gas fired central heating.

outside

Externally the property has a double garage with further parking in front and a small garden area to the front of the property. The enclosed and private rear garden is predominantly laid to lawn with a patio area immediately to the rear of the property with a passage way to the

front of the property. We strongly advise an inspections. to appreciate the spacious accommodation on offer.

location

Woolpit is a very popular village providing an excellent range of local facilities including surgery, primary school, village stores, public house, tennis and cricket clubs and a magnificent parish church. Woolpit is ideally situated for access to the A14 dual carriageway linking Stowmarket (with its direct rail link to London Liverpool Street Station), Bury St Edmunds, Cambridge and London via the M11 motorway.

services

Mains water, drainage and electricity. Central heating is provided from gas fired boiler serving radiators throughout.

Local Authority Mid Suffolk District Council - Council Tax Band E





ground floor

Hall	
Cloakroom	
Kitchen/Breakfast Room	4.74m x 3.82m
Sitting Room	5.06m x 4.13m
Dining Room	2.91m x 3.47m
Conservatory (with underfloor electric heating)	4.45m x 3.33m

first floor

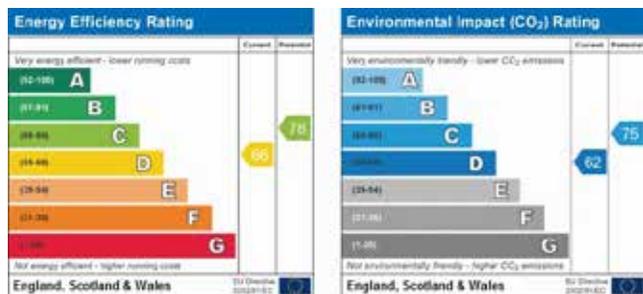
Master Bedroom	4.38m x 4.16m with built in wardrobes
En-Suite shower room	
Bedroom 2	4.36m x 2.72m with built in wardrobes
Bedroom 3	2.53m x 3.21m with built in wardrobes
Bedroom 4	2.08m x 3.10m with built in wardrobes
Family Bathroom	



outside

Double Garage	5.19m x 2.09
With up and over doors and personal door to passage way	





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents confirming boundaries, parking spaces and rights of way. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE.



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