



## MITRE CLOSE WOOLPIT, IP30 9SJ

£325,000  
FREEHOLD

### CLOSE VILLAGE CENTRE

Situated close to the heart of the village with a wide range of amenities nearby, this desirable detached bungalow enjoys a quiet and private setting. The property offers generous living space, including three well-proportioned bedrooms and a thoughtfully designed kitchen. A spacious sitting room flows seamlessly into the conservatory, which overlooks a delightful low-maintenance garden. Additional features include a driveway and car port—an increasingly rare find in such a sought-after location.

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# MITRE CLOSE

- Three Bedroom Detached Bungalow
- Spacious Sitting Room
- Kitchen/Dining Room
- Oil Fired Central Heating
- Driveway & Car Port Providing Ample Parking
- Conservatory
- Modern Shower Room & Cloakroom
- Good Transport Links & Easy Access To A14
- Located In A Well- Served Village Including Shops & Doctors
- Step Inside Today With Our 360 Virtual Tour!



## Entrance Hall

Bright welcoming entrance with loft access and radiator.

## Cloakroom

WC, vanity wash basin unit. Window to front and radiator.

## Kitchen/Dining Room

Modern kitchen with wall and base cupboard and drawer units with ample worktops over. Inset sink and drainer. Space for a full fridge freezer, integrated washing machine, dishwasher and electric hob, oven with extractor hood over. Dual aspect windows to side and rear. Opening to a dining area with French doors leading to the rear garden. Radiator

## Sitting Room

Generous size room. Electric fireplace and modern surround. Window to side and two radiators.

## Conservatory

Bright room with French doors leading to the patio seating area.

## Bedroom 1

Well proportioned double room with window to front. Radiator

## Bedroom 2

Window to front and radiator.

## Bedroom 3

Window to rear. Radiator

## Shower Room

Modern suite with WC and pedestal wash basin. Separate shower cubicle with shower head over surrounded by feature tiles. Heated towel rail and window to side.

## Outside

### Front Garden

Shingle driveway offering ample parking area. Bordered by low maintenance flower and shrub beds. Large car port and gate access to the rear.

### Rear Garden

Enclosed low maintenance garden with paved patio and shingle borders with mature shrubs. Small vegetable and herb patch to side and gated access to driveway.



## MITRE CLOSE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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