



## BROOMHILL LANE WOOLPIT, IP30 9SH

OIEO £525,000  
FREEHOLD

Tucked away along a peaceful country lane in the sought-after village of Woolpit, this hidden gem a detached bungalow enjoys a wonderfully private setting on a generous plot of approximately 0.49 acres. The spacious accommodation includes an open-plan sitting and dining room that flows into a bright conservatory, ideal for enjoying garden views year-round. The kitchen has a warm, country feel with its oil-fired Aga and handy walk-in pantry. There are three good-sized bedrooms, including a generous master with large en suite, and a separate family bathroom. Outside, a sweeping driveway leads to a detached garage with adjoining office, perfect for home working or hobbies. The mature gardens feature lawned areas, a variety of established trees and shrubs, multiple sheds, and plenty of space to enjoy the outdoors. Peaceful yet well-connected, this is a rare opportunity in a popular village setting.

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# BROOMHILL LANE

- Hidden Gem - Detached Bungalow In Desirable Village
- Three Good Size Bedrooms
- Large Country Kitchen With Aga & Pantry
- Oil Fired Central Heating
- Set In Appox. 0.49 Of An Acre
- Master Bedroom With Ensuite
- Scope For Extension Subject To Planning Permission Being Obtained
- Established Wrap Around Garden
- Detached Garage & Adjoining Office
- View Now With The 3D Virtual Tour!



## Outer Porch

## Entrance Hall

Welcoming entrance with two radiators.

## Sitting Room

Beautiful bright sitting room with feature marble effect fireplace with inset gas fire. Large bay window to front, double glazed doors into the conservatory. Under floor heating.

## Dining Room

Elegant room with open fire set in brick surround, opening into the sitting room. Window to front. Radiator.

## Kitchen/Breakfast Room

Country style kitchen with range of base, wall and drawer units with work tops over. Oil fired range oven and separate electric oven with extractor fan over. Space for slim line dishwasher, inset sink and drainer. Doors leading to rear lobby and a walk in pantry. Window to side.

## Pantry

Plumbing for washing machine, shelving and window to side.

## Rear Lobby

Door to rear garden.

## Conservatory

Stunning glass conservatory with underfloor heating. Door leading out onto patio seating area.

## Inner Hall

## Master Bedroom

The master bedroom is a large double room with window to the side of the property. There is ample space for wardrobes and furniture with a separate En-suite bathroom. Under floor heating.

## En-suite Bathroom

This spacious bathroom has a corner jacuzzi bath, shower cubicle and modern vanity unit with fitted wash hand basin and WC. Window to side. Heated towel rail and underfloor heating.

## Bedroom 2

Large double bedroom benefiting from two walls with fitted wardrobes. Window to front. Radiator.

## Bedroom 3

Pleasant room with window to rear. Cupboard housing the underfloor heating pipework. Radiator.

## Bathroom

Good size bathroom with bath, separate shower cubicle, wash hand basin and WC. Airing cupboard with shelving. Loft access and window to rear. Radiator.

## Outside

## Front Garden

The property is approached by a secluded driveway offering lots of off road parking, leading to a single garage and gated access to the rear. There are established tree and shrub borders offering privacy.

## Rear Garden

Set within grounds of around 0.49 acres, the wrap-around garden offers a wonderful sense of space and seclusion. Mainly laid to lawn and edged with mature trees and well-stocked shrub borders, the garden provides a beautifully green and tranquil outlook. To the side, a paved patio area offers a sheltered spot to relax or entertain. Practical additions include several garden sheds and a versatile office space adjoining the garage—ideal for home working, creative projects or extra storage.

## Garage

Barn style doors into single garage with power and light. Window to the side and pedestrian door into garden.

## Office

Office adjoining the single garage with pedestrian door from garden. Window to rear.

# BROOMHILL LANE





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

**EPC Rating: E    Council Tax Band: D**

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

allhomes  
28 Thurston Granary, Thurston  
Bury St Edmunds  
Suffolk  
IP33 3QU

01359 234444  
mail@allhomes.uk.com  
allhomes.uk.com

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