



WRIGHT'S WAY

Woolpit | Bury St. Edmunds | Suffolk





Meticulous designed open-plan sitting / dining / kitchen area with opening through to useful utility room

WRIGHT'S WAY

WOOLPIT | BURY ST EDMUNDS | SUFFOLK

- High-specification recently refurbished detached four-bedroom family home with meticulous attention to detail throughout
- Trendy open-plan living / dining / kitchen area with sliding doors to conservatory gives a seamless flow
- 'Showstopper' converted attic vaulted principal bedroom suite spanning the entire top-floor is soulful & uplifting
- While four bedrooms, the versatility of spaces enable a study & nursery
- Ring main security system
- Excellent location in desirable village, facilitating the ideal commute with A14 ease-of-access & nearby Stowmarket mainline rail link
- Sleek & stylish kitchen with full-spec integrated appliances including 50 bottle wine cooler; separate utility room
- Off-street parking & garage; pristine low-maintenance landscaped enclosed garden & separate gated access
- Sumptuous bathroom suite, en-suite shower & downstairs cloakroom
- **Good news: pet-friendly landlord!**



Exquisite refurbished home in a desirable commuter village with garden, garage & off-street parking

A high-specification four-bedroom detached family home that has enjoyed a recent and extensive refurbishment by the current landlords. Of particular note is the trendy open-plan living/dining/kitchen area that gives a seamless flow and division to the main living spaces; the kitchen area revolves around a u-shaped layout with breakfast bar, pull-larder, complete with full-spec integrated appliances to include 50 bottle capacity wine cooler and fridge/freezer with water dispenser. The showstopper of the home is the converted attic space creating a vaulted uplifting and soulful principal bedroom suite with the ultimate centrepiece of a large sumptuous freestanding bath. A further three bedrooms with a luxuriously appointed walk-in shower room lend themselves well to nursery and study use. In addition, there is an entrance hall, ground floor cloakroom and separate utility room.

Approached via a residents' driveway with the benefit of being placed within a cul-de-sac, which in turn leads to block paved off-street parking and a garage. A pristine and low-maintenance landscaped garden is fully enclosed with separate gated access.

31 Wright's Way is conveniently placed in the desirable, well-served and vibrant village of Woolpit, situated between Bury St. Edmunds (nine miles) and Stowmarket (seven miles) with its mainline rail link that facilitates the ideal commute coupled with A14 ease-of-access to Cambridge-Ipswich-London and beyond. Woolpit dates to at least the 10th century and derives from 'wulf-pytt', meaning a pit for trapping wolves, as according to legend the last wolf in England was trapped here in the 12th century. There is a thriving local business community: The Swan Inn public house, Co-op village store with post office, two tea rooms, fish and chip shop, gallery and antiques store. Reputable private and state schools, an eclectic range of high street and independent shops, and some of the country's finest restaurants – including the only Michelin star in Suffolk – and leisure facilities can be found within a short drive. Refer to our Situation page to discover Suffolk.

ACCOMMODATION

WITH APPROXIMATE MEASUREMENTS

31 Wright's Way displays many stylish features throughout with originally home-owner convenience in mind and now for the enjoyment of all. The three-storey accommodation measures approximately 1520 ft² (141.3 m²). Likely to suit a broad range of tenants, whether a temporary family home for those recently sold or commuting professionals – all who desirable relaxed village living with off-street parking, garage and outdoor amenity.

Ground Floor living

ENTRANCE HALL

Panelled front door opens to useful entrance hall with part attractive Welsh slate floors in 'old fashioned green' and part herringbone oak floor. *Hive* smart thermostat. Phone point. Window to side aspect with visibility of garage and off-street parking area. Stairs rising to First Floor. Radiator. Doors to:

CLOAKROOM

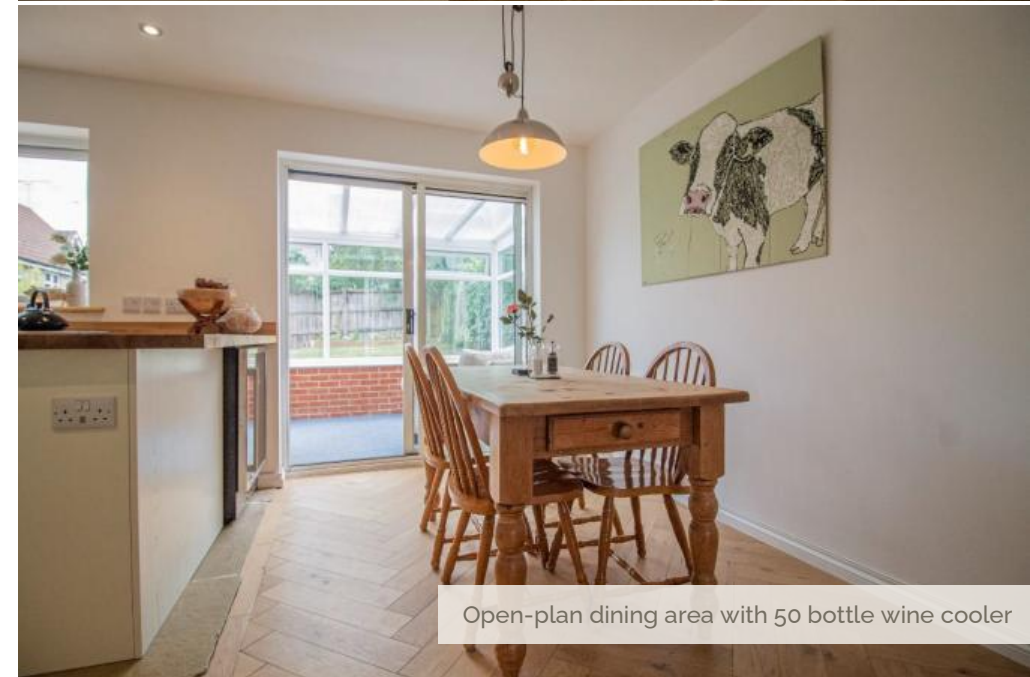
Window to side aspect. Suite comprising wall-mounted basin with mixer tap and low-level wc. Welsh slate floor theme continues. Radiator.

OPEN-PLAN SITTING ROOM AREA 24'9" x 15'7" (7.55m x 4.74m)

Tripartite window to front garden parking aspect. Phone and TV points. Comfortably laid out with its striking herringbone engineered oak flooring and mustard yellow feature wall. Powerpoint with USB enabled charging ports. Radiator. Leads through to:



Stylish u-shaped kitchen area with full-spec appliances



Open-plan dining area with 50 bottle wine cooler



Comfortable open-plan sitting room with mustard yellow feature wall



Conservatory with view of pristine tiered garden

OPEN-PLAN DINING AREA 15'7" x 11'0" (4.74m x 3.35m) - subdivided

The intimate dining area continues the herringbone engineered oak flooring theme with stylish adjustable designer pendant light taking centre stage. Breakfast bar with integrated 50 bottle wine cooler.

CONSERVATORY 9'2" x 8'10" (2.80m x 2.70m)

Accessed from the dining area, a glazed sliding door opens into a pleasant conservatory with 270 degree garden view and pair of glazed French doors opening to the sun terrace. Carpeted.

KITCHEN / BREAKFAST AREA 15'7" x 11'0" (4.74m x 3.35m) - subdivided

A meticulously designed kitchen space revolves around a u-shaped solid oak counter top with Belfast sink and mixer tap inset with a variety of base units in matt white contrasting the floor-to-ceiling pull-out larder in sage green with shelving and spice drawers either side and fitted with useful power points behind. Integrated appliances include *Smeg* five-ring gas hob including wok burner, *Smeg* double oven and grill with plate warmer – both in stainless steel, *Neff* dishwasher. Window to garden aspect. Recessed lighting. Radiator. Welsh slate floor in traditional green continues through opening to:

UTILITY ROOM

A useful separate utility space with dual aspect windows to front and rear and part-glazed external door to garden. Solid oak countertops inset with Belfast sink and extendable mixer tap with a variety of base and mounted units in matt white. Freestanding stainless steel *Samsung* fridge/freezer with drinks dispenser. Wall-mounted combi boiler. Recessed lighting. Radiator.

First Floor living

LANDING

Stairs rising from Entrance Hall ascends to a landing area with window to side aspect and further stairs to second floor. Airing cupboard housing water cylinder. Spotlighting. Radiator.

BEDROOM FOUR / STUDY 8'1" x 7'3" (2.47m x 2.22m)

Single bedroom with window overlooking front parking aspect. Currently laid out as the ideal study area. Radiator.

BEDROOM THREE 11'3" x 8'9" (3.44m x 2.66m)

Good size double bedroom with window to rear garden aspect fitted with curtain pole. Currently setup as nursery. Radiator.

BEDROOM TWO 14'0" x 7'11" (4.26m x 2.41m)

Good size double bedroom with window to front aspect fitted with curtain pole. Storage recess. TV and phone points. Radiator.

SHOWER ROOM

Luxuriously appointed shower room part clad in floor to ceiling metro-style tiles comprising: large walk-in rain shower with screen and storage recess, vanity unit with oval basin and mixer tap inset and low-level wc. Mirror. Extractor fan. Frosted mirror to rear aspect. Heated towel rail. Travertine floor tiles.

Second Floor living

BEDROOM ONE 24'5" x 12'8" (7.43m x 3.85m)

A stunning converted attic vaulted principal bedroom suite spans the entirety of the top floor and is truly the showstopper of the home. Attention to detail throughout such as the woven rope detailing makes this a soulful and uplifting space. Mix of runway of recessed lighting and wall lights. Three skylights fitted with privacy blinds and further window.

BATH EN-SUITE

Sumptuous and decadent freestanding bath tub enhances the relaxed ambience. Mosaic tiled feature wall with taps. Extractor fan. Travertine tiled floor. Recessed lighting. Capped floor fitted power points. Enclosing housing water cylinder.



GARDEN, OFF-STREET PARKING & GARAGE

Approached along Wright's Way, the property is well situated in a cul-de-sac with large block paved off-street parking area. A front garden lawn area with pathway to front entrance and pathway to gated side passage to a manicured rear garden and recently landscaped for low-maintenance. Sun terrace tiered with sleepers and raised beds to maximise outdoor amenity. Fully enclosed. Outdoor tap. Ring security system.

GARAGE 16'9" x 9'5" (5.11m x 2.88m)

With up and over door, light and power.



DISCOVER SUFFOLK

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11. The Arc is the town's latest, modern retail outlet and is a popular shopping destination. All major food stores are well-represented, including Waitrose. There is a twice-weekly open-market in addition to a variety of eateries, attractions and places to stay. The Millennium Tower that crowns St. Edmundsbury Cathedral is the landmark. There is plenty on offer to keep families entertained. The Apex Arts Centre is a state-of-the-art live entertainment venue which hosts exhibitions and events. Watch a great performance at the Theatre Royal – the only surviving Regency playhouse in England. Other amenities include a range of health clubs, swimming pools and leisure facilities. Bury St. Edmunds has a real sense of community and is a truly friendly town.

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

SITUATION



(A14)	15 miles
Bury St. Edmunds	10 miles
Ipswich	19 miles
Newmarket	24 miles
Cambridge	38 miles



Suffolk Heritage Coast
Aldeburgh
(1 hr / 37 miles)



From Stowmarket
London Kings Cross
(1 hr 48 mins)
London Liverpool Street
(1hr 22 mins)
Cambridge
(1 hr)



London Stansted Airport
(1 hr / 58 miles)
Heathrow Airport
(2hr 22 mins / 113 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.
Private includes: Culford School (1-19); South Lee School (2-13).
State includes: Woolpit Primary Aacdemy (5-11); Thurston Community College (11-18).
University of Suffolk at West Suffolk College - Further Education.



Useful separate gated access to front and via garage



Pristine manicured tiered fully-enclosed tiered garden

FLOORPLAN

Approximate Gross Internal Area

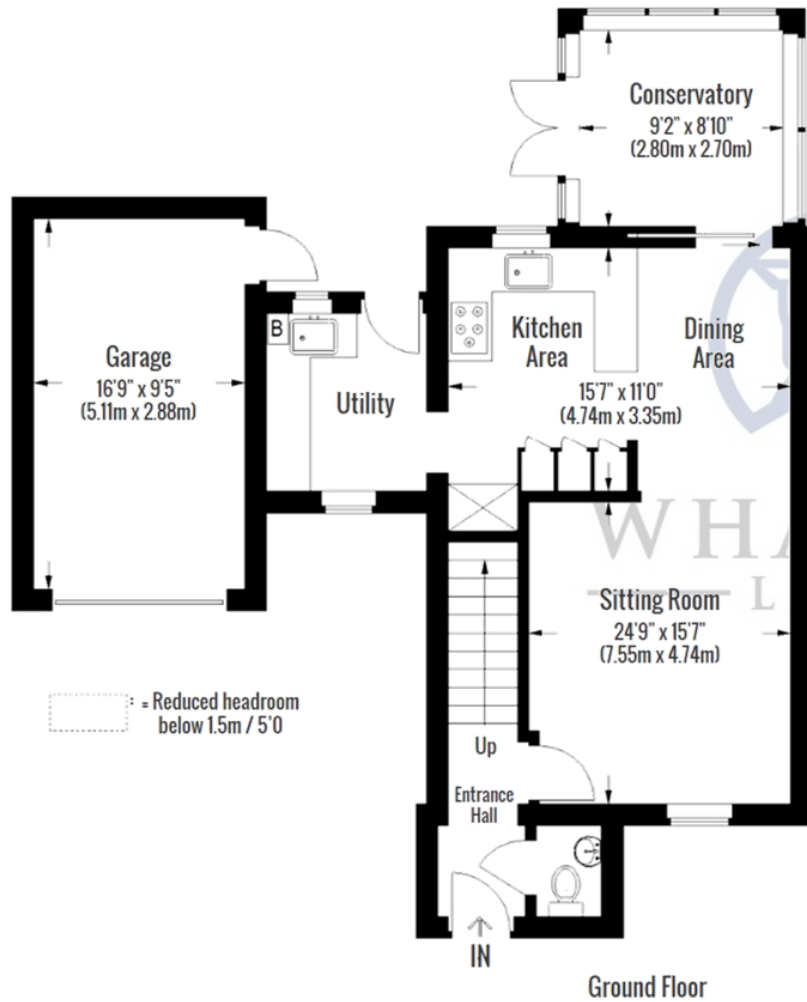
Subtotal = 1360 ft² (126.4 m²)

Garage = 160 ft² (14.9 m²)

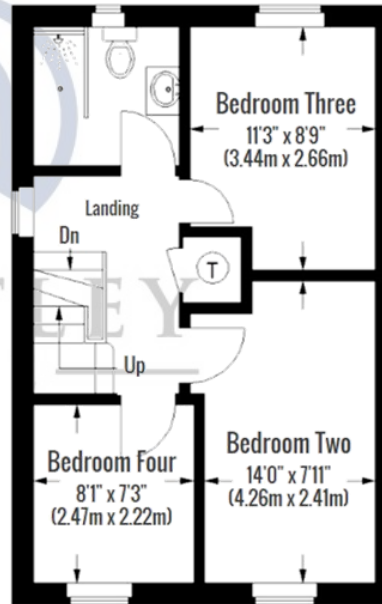
Total = 1520 ft² (141.3 m²)



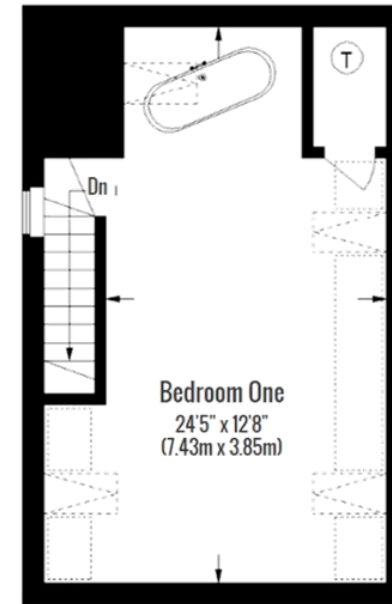
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Ground Floor



First Floor



Second Floor



GENERAL INFORMATION

TENURE

The property is offered to rent and is available 18th September 2022.

SERVICE

Mains water, drainage and electricity are connected. Gas-fired central heating. NOTE: none of the services have been tested by the agent.

LOCAL AUTHORITY

Mid-Suffolk District Council (0300 123 4000)

Band D – £1,929.78 (2022/2023). *NB Charge exempt for visiting USAF.*

VIEWING ARRANGEMENTS

Strictly by prior appointment through the landlord's managing agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

DIRECTIONS (IP30 9TY):

From London/Cambridge/Bury St. Edmunds (by car) exit the M11 at Junction 9 and take the A11 towards Newmarket. Continue west on the A14 towards Ipswich, passing Bury St. Edmunds. Exit the A14 at Junction 47, signposted 'Ixworth' A1088. At the roundabout, take the first exit signposted 'Woolpit'. Continue along entering Woolpit for 0.8 mile and at the mini-roundabout, take the third exit into Church Road. Continue along passing the Co-Op on the right hand side and The Bull Inn on the left hand side until almost leaving the village, turn left signposted 'Wright's Way'. Enter the development and No. 31 can be found on the left hand side at end of the cul-de-sac, marked by our distinctive ***To Let*** board.



Entrance hall with downstairs cloakroom



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www.rightmove.co.uk

www.countrylife.co.uk

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