



Borley Lodge | Borley Green | Woolpit | IP30 9RW

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TOWN & VILLAGE
 PROPERTIES

Borley Lodge, Borley Green, Woolpit, Suffolk, IP30 9RW

“An immaculately presented & spacious two double bedroom detached bungalow, enjoying far-reaching countryside views, extensive off-road parking, garage & detached outbuilding.”

Description

An immaculately presented, spacious and extensively refurbished two double bedroom detached bungalow, situated in an enviable position, set well back from the road and enjoying delightful, far-reaching countryside views to the rear.

Other notable benefits include extensive off-road parking, garage with adjoining utility room and detached outbuilding ideal for a variety of uses with power and light connected.

About the Area

Borley Green is pleasantly located on the periphery of the well-served Suffolk village of Woolpit. Woolpit is situated midway between the towns of Bury St Edmunds and Stowmarket and offers a comprehensive range of facilities which include post office/village stores, primary school, bakery, coffee shop, gift shop, hairdresser, doctor's surgery and public houses. The property is situated within easy access to the A14 to Bury St Edmunds, Cambridge and beyond and south linking to the A12 to London. The nearby town of Stowmarket is only approximately six miles away, where there is a commuter rail link to London's Liverpool Street Station.

The accommodation in more detail comprises:

Front door to:

Porch

With double aspect windows to the front and side, cloak hanging space, alarm controls, tiled flooring and door to:

Reception Hall

Welcoming, light and airy entrance with access to part-boarded loft with ladder, spotlight, hardwood flooring and doors to:

Sitting Room/Dining Room Approx 23'6 x 16'1 (7.17m x 4.91m)

Substantial L-shaped space, hardwood flooring, double aspect windows to the front and side, with the latter showing feature stained glass. Sliding door to rear opening onto the terrace. Of particular note, is that this room is able to also accommodate a dining space, as demonstrated by the current layout.

Kitchen Approx 11'3 x 9'7 (3.43m x 2.92m)

Stylish and recently refitted kitchen with a matching range of wall and base units with granite worktops over and inset with one and a half bowl sink, drainer and chrome mixer tap. Integrated appliances include Neff 'slide and hide oven,' Bosch four ring induction hob with extractor over, double length fridge and freezer, bin store and dishwasher. Tiled flooring, tiled splashbacks, spotlights, window and personnel door through to:

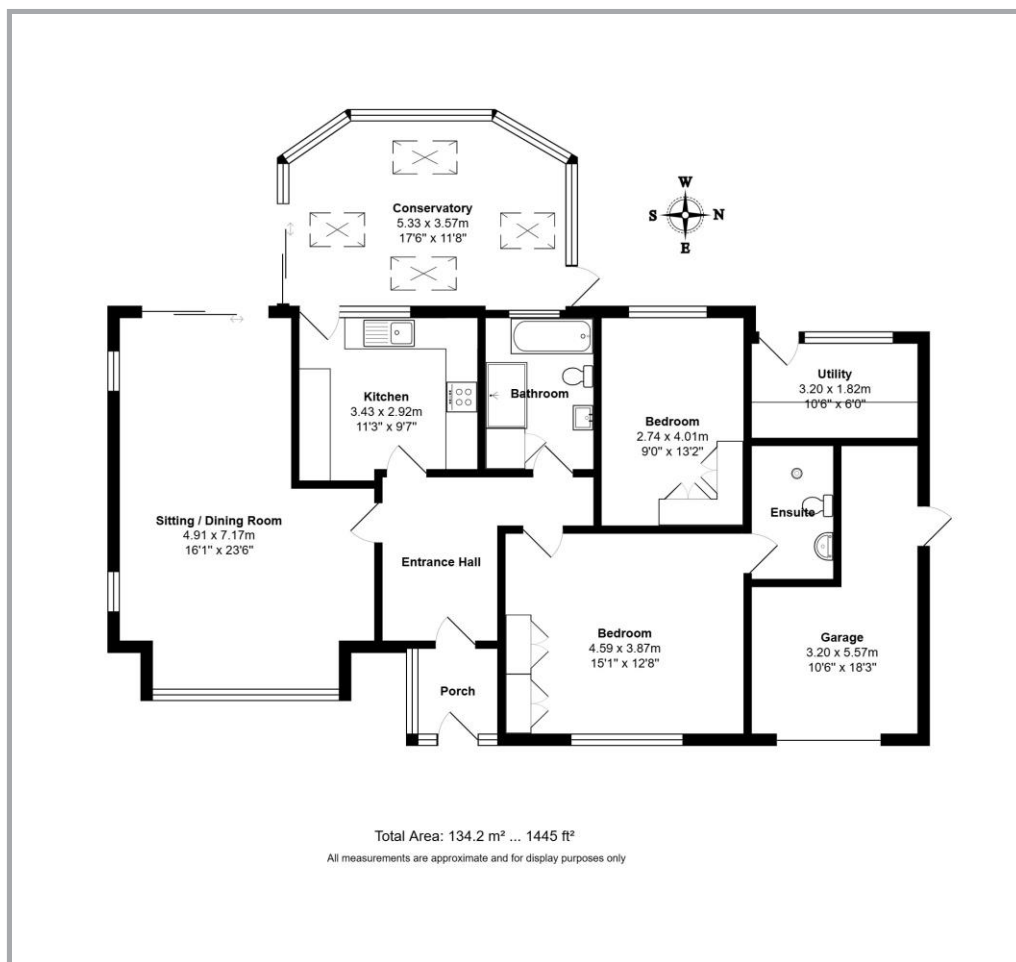
Conservatory Approx 17'6 x 11'8 (5.33m x 3.57m)

A more recent addition to the property constructed on a brick plinth with triple aspect windows and a range of skylights. This room showcases the delightful, well-maintained grounds and far-reaching countryside views beyond. To either side are doors opening to a terrace, tiled flooring and spotlights.

Master Bedroom Approx 15'1 x 12'6 (4.59m x 3.87m)

Proportionate double room with window to front aspect, spotlights and extensive built-in wardrobes as well as built-in dressing table. Door to:





En-Suite Shower Room

Luxuriously appointed white suite comprising w.c, hand wash basin set into a vanity unit with storage below, heated towel rail, shower attachment, extractor and spotlights.

Bedroom Two Approx 13'2 x 9' (4.01m x 2.74m)

Double room with window to rear aspect, hardwood flooring and extensive wardrobes. Of particular note, again the far-reaching farmland views to the rear.

Family Bathroom

White suite comprising w.c, hand wash basin set into a vanity unit with storage below, panelled bath, tiled shower cubicle, heated towel rail, tiled walls and flooring, spotlights and door to airing cupboard housing the hot water cylinder and incorporating built-in shelving.

Outside

Borley Lodge is set well back from the road on the outskirts of the village in a rural yet accessible location and is accessed over a private drive providing extensive off-road parking alongside a predominately lawned frontage. The driveway also gives access to the single garage with up and over door and power and light connected as well as personnel door to side. Access on either side of the property leads to the predominately lawned rear gardens, interspersed with a range of meticulously well-maintained sun terraces, and also incorporated within the plot is a detached timber outbuilding, with power and light connected and ideal for a variety of uses, but currently used as a summer house. This would equally suit as a home office or entertainment room.

The boundaries for the most part are defined by panel fencing. To the rear are impressive and idyllic far-reaching countryside views.

Local Authority

Mid Suffolk District Council

Council Tax Band – D

Services

Mains water, drainage and electricity. Oil-fired heating.

Agents Note

We understand from our client that the property is subject to a wayleave agreement in respect of the telegraph pole towards the rear of the plot.





Energy performance certificate (EPC)

Borley Lodge Borley Green Woolpit BURV ST. EDMUNDS IP30 9RW	D	Valid until:	8 July 2035
		Certificate number:	8126-6305-1002-0803-0202

Property type	Detached bungalow
Total floor area	108 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 D. It has the potential to be C.

[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



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