



Borley Lodge | Borley Green | Woolpit | IP30 9RW

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

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#### 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.

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**The accommodation 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.

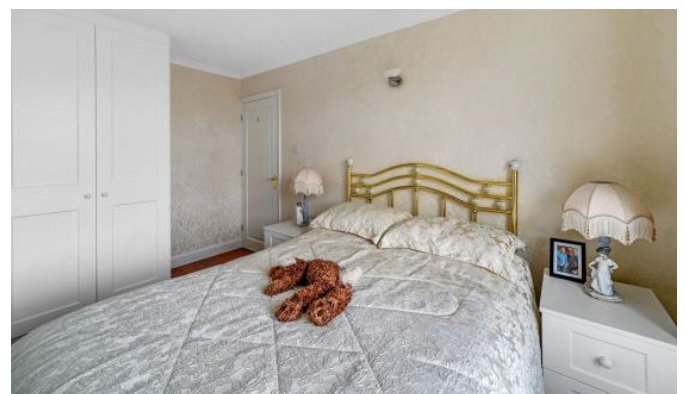
**Family Bathroom**

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.

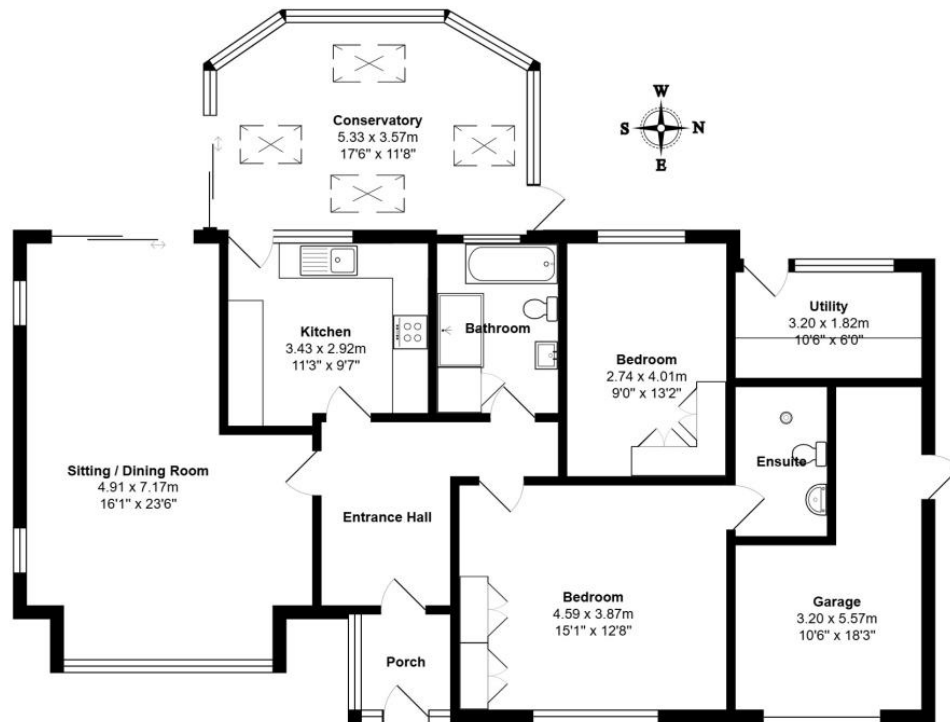
**Outside**

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.







Total Area: 134.2 m<sup>2</sup> ... 1445 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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 pretty town of Woodbridge is set approximately five miles distance offering an array of further amenities.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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