

6 Heath Road, Woolpit

£500,000 Freehold

GUIDE PRICE : £500,000-£550,000. With an impressive extension and a top-to-bottom renovation, this standout family home encapsulates openness, contemporary appeal and smart usability in one beautifully packaged offering. Light pours in from multiple skylights and large windows, highlighting the exceptional quality and open-plan flow of the expansive ground floor. The layout is tailored for modern living, featuring two en-suite bedrooms, a show-stopping vaulted kitchen-living space, and a wealth of cleverly integrated storage throughout. Outside, the low-maintenance garden and ample driveway parking enhance both everyday ease and entertaining potential. Perfectly blending comfort with contemporary design, this home is a rare gem offering generous proportions in a highly convenient village setting.

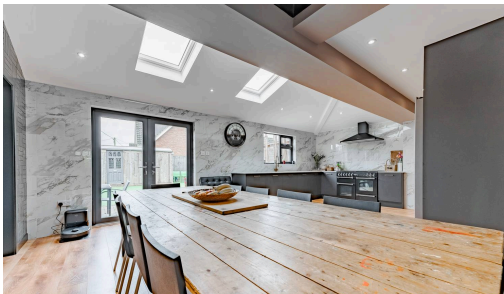
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The Location

Set within the rolling Suffolk landscape, Woolpit delivers everyday convenience that's difficult to beat. The village offers a wonderfully balanced lifestyle — charming period homes, tree-lined footpaths and open countryside sit seamlessly alongside practical amenities.

Just seconds from the property you'll find a pre-school, doctors' surgery, and the village's well-regarded primary school positioned just across the road, making the morning routine effortless for families. The heart of the village is home to independent cafes, a welcoming pub, and a well-stocked village shop. Woolpit also features a community-focused village hall, a popular garden centre, and several green spaces and play parks perfect for families and afternoon strolls. Regular events bring residents together, reinforcing the village's friendly and inclusive atmosphere.

Despite its rural feel, Woolpit is impressively connected. With direct access to the A14 and a short drive to nearby towns, daily commutes and weekend outings are easy and efficient. With so much available on your doorstep, Woolpit offers the ideal mix of peaceful village living and modern-day accessibility.



Heath Road, Woolpit

A bold and brilliantly executed renovation has transformed this generous semi-detached property into a standout family home, defined by its expansive footprint, high-end finishes and abundance of natural light. Designed with both comfort and lifestyle in mind, the layout has been cleverly reimagined to offer flexibility, privacy and impressive proportions across both floors.

The entrance hallway immediately makes an impact with its generous width, tiled flooring and overhead Velux window drawing in daylight from above. Leading through to the rear, the ground floor opens up dramatically — a vast L-shaped open-plan kitchen, dining and living space acts as the social heart of the home. Vaulted ceilings, multiple skylights and expansive glazing create an uplifting atmosphere, complemented by warm laminate flooring and sleek contemporary styling.

The kitchen area is superbly appointed with a substantial run of wall and base cabinetry, a freestanding Rangemaster oven, integrated dishwasher and deep work surfaces that wrap around the space. Practicality meets style with a walk-in pantry and additional seated storage, while the central dining space easily accommodates large gatherings. A feature electric fireplace anchors the lounge zone, making it ideal for relaxing evenings or entertaining on a larger scale.

To one side of the ground floor lies a highly versatile room, currently arranged as a second master bedroom with a luxurious en-suite. Featuring its own front-facing window and plush carpeted flooring, this space is ideal for guests, older children, or even as a second living room or home workspace. The adjoining en-suite bathroom is immaculately presented, featuring a walk-in shower, separate bath, heated towel rail and skylight for soft, diffused lighting.

Functionality has been just as carefully considered. A separate utility room offers further worktop space, additional sink, plumbing for multiple appliances, and access to a beautifully finished cloakroom. These additions keep the main living space clutter-free and perfectly cater to the demands of busy family life.

Upstairs, four well-proportioned bedrooms await. The first floor master boasts its own en-suite with walk-in shower and fitted wardrobes, while the three further bedrooms all include clever built-in furniture such as elevated sleeping platforms, wardrobe recesses and integrated play or storage areas — ideal for growing families. A stylish main bathroom completes the upper level, with a full bath, overhead shower and sleek contemporary tiling.

Storage is a true highlight throughout this property. From under-stair cupboards and loft access to built-in wardrobes and fitted alcove units, the home is brimming with smart storage solutions that preserve the clean-lined aesthetic and maximise every inch of space.

Outside, the rear garden has been designed with low-maintenance enjoyment in mind. Finished in artificial turf and edged with a mixture of shrubs and flower beds, the space is framed by secure fencing and includes a sunny patio for outdoor dining or lounging. A large wooden shed provides invaluable external storage, while the side access gate and rear drop kerb enhance practicality.

At the front, the wide driveway is edged with mature hedging and floral borders and offers parking for multiple vehicles with ease — a rare find in this village setting. Every aspect of this home has been thoughtfully curated to offer contemporary family living without compromise, combining high-spec interiors with true everyday functionality.

Agents Note

Sold Freehold

Connected to all main services

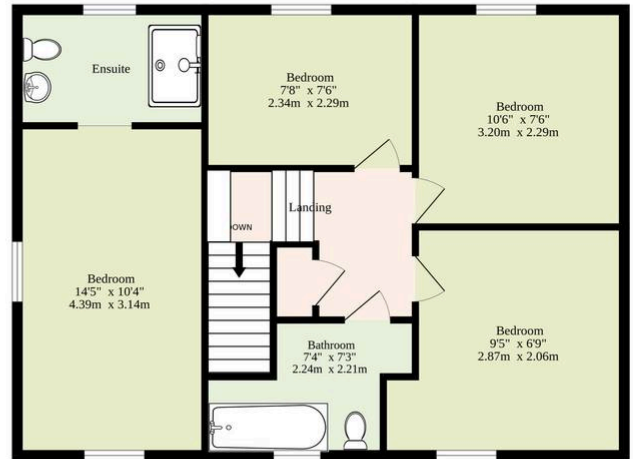
Council Tax band: C

Tenure: Freehold

Ground Floor
1313 sq.ft. (122.0 sq.m.) approx.



1st Floor
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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