



19 Orwell Drive, Woolpit

Bury St. Edmunds



Minors & Brady

19 Orwell Drive

Woolpit, Bury St. Edmunds

Set within a brand-new development in the sought-after Suffolk village of Woolpit, this three-storey townhouse offers modern living with space and flexibility at its core. Designed for contemporary family life, it features adaptable rooms ideal for working from home, entertaining, or relaxing, with a bright kitchen/dining area, spacious living room, and three comfortable bedrooms including an en-suite to the main. A private garden, driveway, and garage add everyday convenience, while the location provides easy access to village amenities and the nearby towns of Bury St Edmunds and Stowmarket.

Agents note

Freehold

This property has a restrictive covenant preventing HGVs (heavy goods vehicles) from being parked or kept on the driveway.



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19 Orwell Drive

Woolpit, Bury St. Edmunds

- Three-storey townhouse proudly positioned on a brand new development in the Suffolk village of Woolpit
- The perfect family home showcasing spacious and flexible accommodation across three floors, ready to adapt to your own preferences and style
- Kitchen/dining room equipped with quality cabinetry, an integrated oven, an induction hob and a built-in dishwasher
- Spacious, light-filled living room inviting relaxation and entertaining
- Flexible study and a snug/bedroom located on the ground floor, with the potential to be a home office, a home gym or a playroom for families
- Ground-floor shower room and a functional utility room, for convenience during modern-day living
- Three bedrooms offering comfort and privacy, alongside a private en-suite and a contemporary family bathroom
- A private, well-maintained garden featuring a patio for seating arrangements and a laid to lawn
- A brick-weave driveway providing off-road parking and a garage for storage options
- Close to the village amenities, with a wider range of shops, education and transport links in Bury St Edmunds and Stowmarket



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Location

Orwell Drive is situated in the picturesque Suffolk village of Woolpit, known for its historic charm and strong community feel. The village itself offers a selection of local amenities, including a grocery store, bakery, hair salon, and traditional pubs such as The Bull and The Swan, which serve as social hubs for residents. Families are well catered for, with Woolpit Primary School located within the village and secondary schools accessible in nearby towns. For transport, regular bus services connect Woolpit to both Bury St Edmunds and Stowmarket, making commuting straightforward, while Stowmarket and Bury St Edmunds also provide railway stations with wider connections. Bury St Edmunds lies approximately 10 miles away, offering a full range of shopping, dining, and leisure options, while Stowmarket is slightly closer, providing additional amenities and access to the A14 for wider travel. Living on Orwell Drive allows residents to enjoy a rural village lifestyle with a strong sense of community, while remaining within easy reach of larger towns and essential services.



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Proudly positioned within a brand-new development in the picturesque Suffolk village of Woolpit, this three-storey townhouse offers the perfect blend of contemporary living and village charm. Designed with family life and flexibility in mind, the home showcases spacious, adaptable accommodation across three beautifully appointed floors, ready to reflect your personal style and needs.

From the moment you step inside, the welcoming entrance hall sets the tone, bright, airy, and thoughtfully designed with built-in storage to keep everyday life organised. The ground floor offers remarkable versatility, featuring a study and a snug or additional bedroom that can be easily transformed into a home office, playroom, or even a private gym. A modern shower room and a practical utility room complete this level, adding convenience and functionality to the home's layout.

Ascending to the first floor, you'll discover the true heart of the home, a stylish kitchen/dining room fitted with quality cabinetry, an integrated oven, induction hob, and a built-in dishwasher, all combining to create an inviting space for cooking, dining, and gathering with loved ones. The spacious living room is bathed in natural light, providing an ideal setting for relaxation or entertaining guests, while its thoughtful design allows for multiple furniture arrangements and decorative possibilities.

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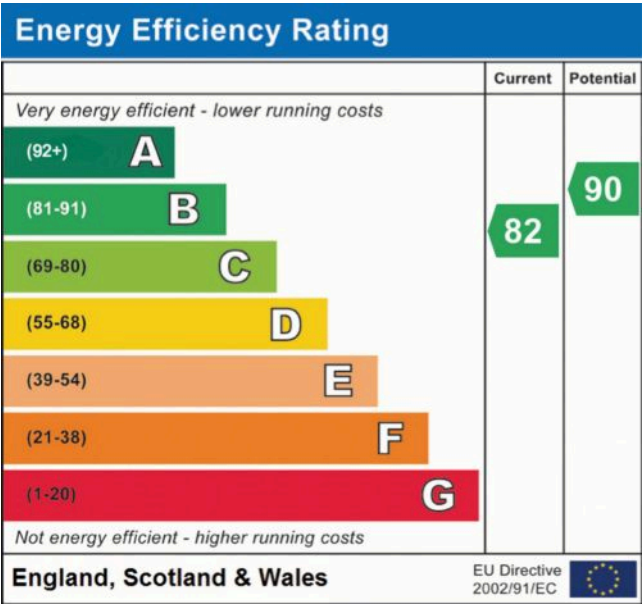
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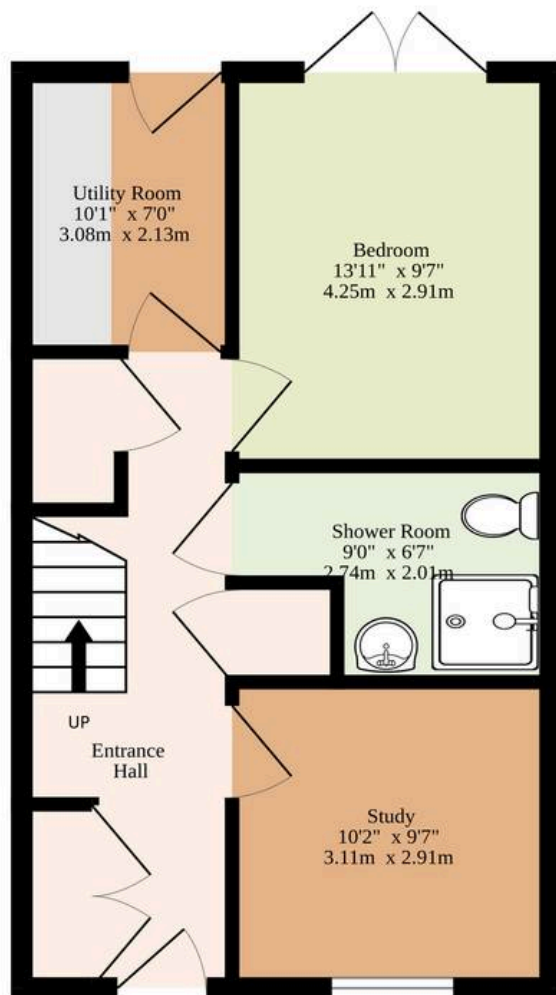
The top floor is dedicated to rest, offering three well-proportioned bedrooms that promise comfort and privacy. Two bedrooms benefit from built-in wardrobes, while the principal suite features its own private en-suite. A contemporary family bathroom completes this floor, showcasing sleek finishes and a calming atmosphere.

Outside, the property continues to impress with a well-maintained rear garden, perfectly balanced between a patio area for outdoor seating and a laid-to-lawn section ideal for children to play or for summer entertaining. To the front, a brick-weave driveway provides off-road parking, complemented by a garage offering additional storage or workshop potential.

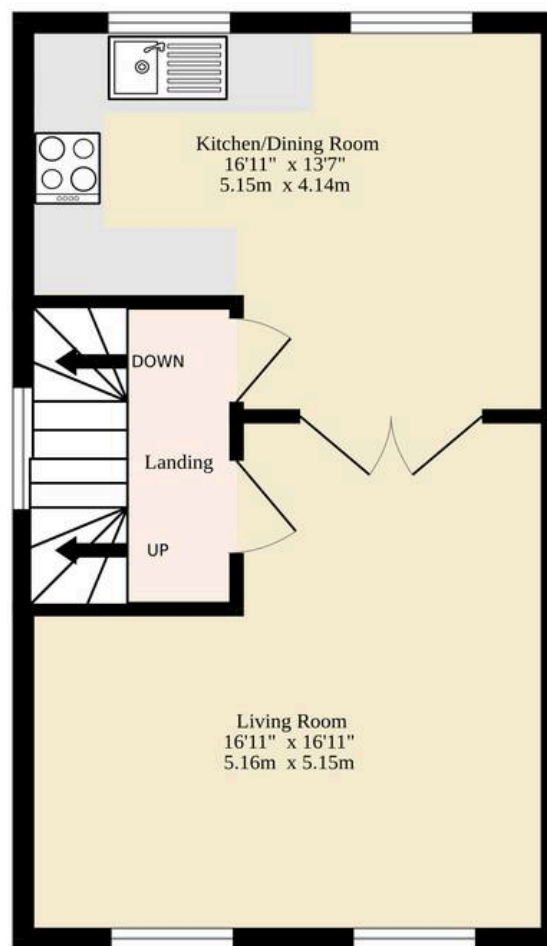
Combining modern comfort, flexible design, and a sought-after village setting, this superb townhouse presents an exceptional opportunity for families and professionals alike to embrace a relaxed yet connected Suffolk lifestyle.



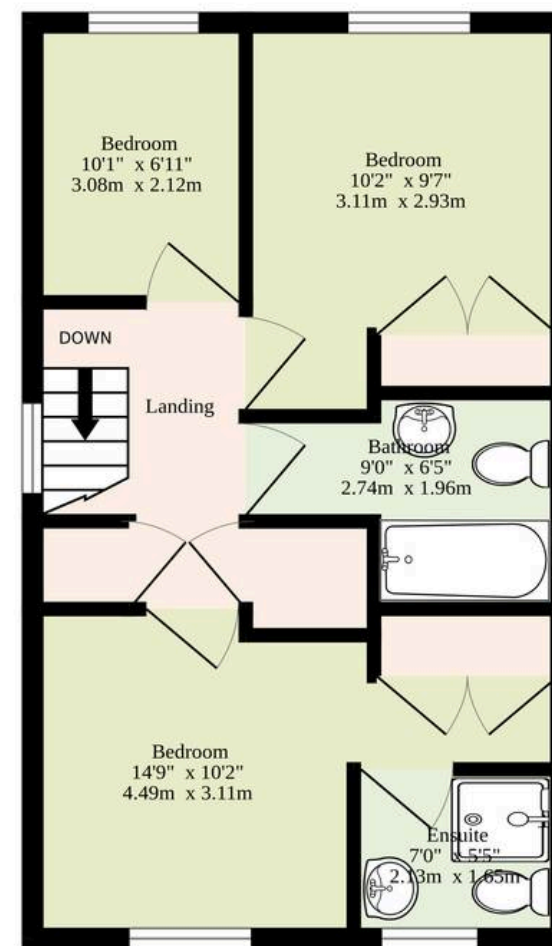
Ground Floor
519 sq.ft. (48.2 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



2nd Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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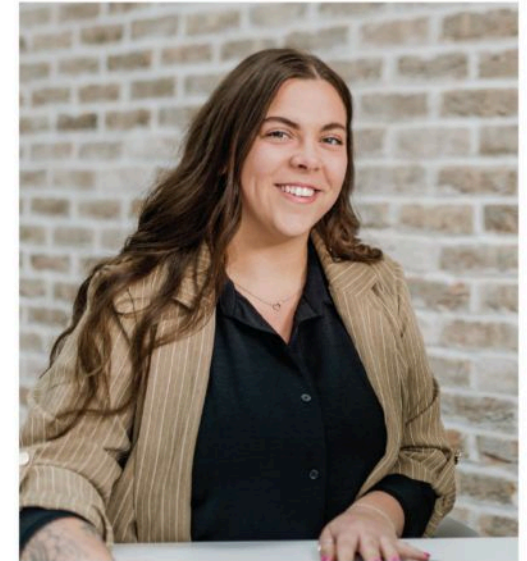
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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