



2 Stonalls, Woolpit

Minors & Brady



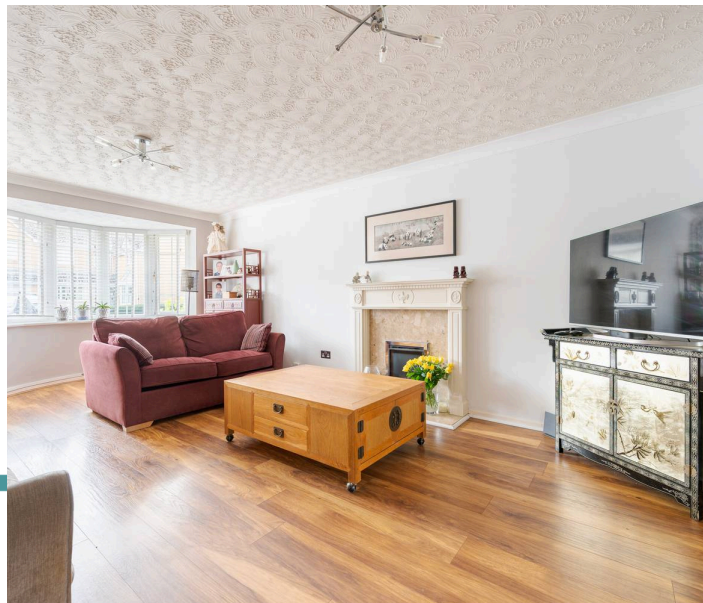
2 Stonalls

Woolpit, Bury St. Edmunds

From the moment you arrive, this impressive detached residence stands out with its generous proportions, versatile living spaces and enviable corner plot position within a quiet Woolpit cul-de-sac. Enhanced with modern upgrades including solar panels, an EV charger and an insulated conservatory, the property offers everything a growing family could wish for. Bright and spacious throughout, highlights include a 20ft living room, a superb conservatory with garden views, a well-equipped kitchen/breakfast room, four sizeable bedrooms and a private principal en-suite. With beautifully maintained gardens, excellent parking and convenient access to local amenities, the A14, Bury St Edmunds and Stowmarket, this is a home perfectly suited to modern family living.

The Location

Positioned in the heart of Mid Suffolk, Stonalls, Woolpit enjoys a setting that balances village character with excellent day-to-day convenience. Woolpit is a well-established and historic village situated between Bury St Edmunds and Stowmarket, making it particularly appealing to families, professionals, retirees and those seeking a rural environment without feeling isolated.





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Woolpit, Bury St. Edmunds

The village offers a good range of local amenities, including a Co-op Food store, village shops, cafés, traditional public houses, a post office and a medical centre, all contributing to a practical and self-sufficient lifestyle. For a broader range of retail, leisure and dining facilities, both Bury St Edmunds and Stowmarket are within easy reach, offering supermarkets, independent boutiques, national retailers, fitness facilities, healthcare services and a varied selection of restaurants and cafés. Nearby Elmswell also provides additional everyday conveniences, while the surrounding villages add to the area's strong local network of services and community events.

Woolpit Primary Academy serves the village itself, while a range of well-regarded primary and secondary schools can be found in neighbouring villages and nearby towns. Independent schooling options are also available within the wider Suffolk area, including establishments around Stowmarket and Bury St Edmunds, providing a broad choice for families at all stages of education.

The village sits close to the A14, providing straightforward road access towards Ipswich, Cambridge, Newmarket and the wider East Anglian road network. Rail services are available from nearby Elmswell and Stowmarket stations, with regular links to Ipswich, Norwich, Cambridge and London, making the area attractive to commuters seeking a countryside setting with reliable transport connections.

Residents can enjoy numerous footpaths and bridleways through the surrounding farmland, along with easy access to nearby villages, country pubs and historic market towns. The cultural attractions of Bury St Edmunds, including its cathedral, theatre, Abbey Gardens and independent shopping streets, further enrich the lifestyle on offer.

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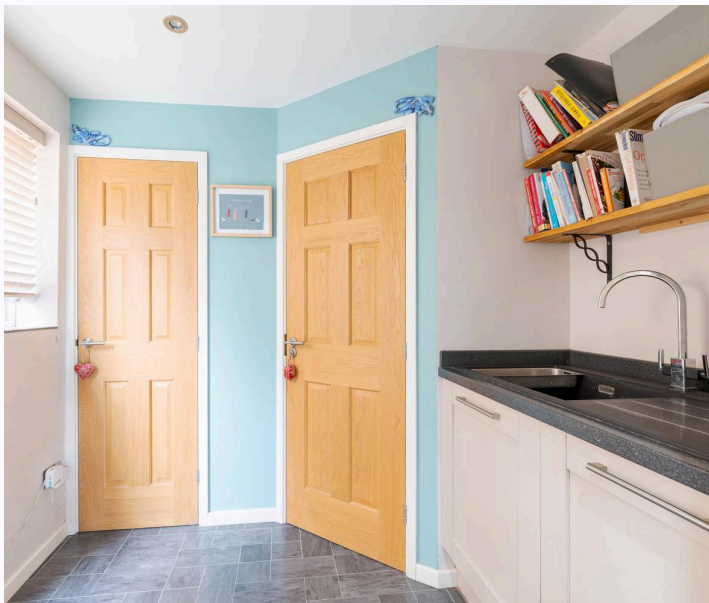
Woolpit, Bury St. Edmunds

Occupying a desirable corner plot position within a quiet cul-de-sac in the highly sought-after village of Woolpit, this impressive detached residence presents an outstanding opportunity for families seeking generous and versatile accommodation in a well-connected Suffolk location.

Extending to over 1,400 sq ft, the property has been thoughtfully enhanced by the current owners, with recent upgrades including energy-efficient solar panels, an EV charging point, an insulated conservatory roof and newly fitted blinds.

The property is approached via a brick-weave driveway, with the attractive frontage creating an excellent first impression. Upon entering, a welcoming entrance hall sets the tone for the accommodation beyond, offering a bright and airy feel that immediately highlights the space available throughout the home.

The principal reception room is a particularly impressive space, extending to around 20ft in length and flooded with natural light from a front-facing bay window. Thoughtfully arranged around a decorative fireplace, this inviting room provides an ideal setting for both everyday relaxation and entertaining guests. Its generous proportions allow for a variety of furniture arrangements while maintaining a warm and comfortable atmosphere.



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2 Stonalls

Woolpit, Bury St. Edmunds

Adjacent to the living room is a versatile dining area that can easily adapt to suit a range of lifestyles. Whether utilised as a formal dining room, home office, study or playroom, the flexibility of this space is a valuable feature for modern households. French doors open seamlessly into the conservatory, enhancing the connection between the indoor and outdoor environments.

Forming the heart of the home, the substantial conservatory offers a superb additional reception area with panoramic views across the garden. Enhanced by an insulated roof, newly installed blinds and the added comfort of underfloor heating, this room can be enjoyed throughout the seasons and provides an ideal space for family gatherings, entertaining or simply appreciating the outlook over the rear garden.

The kitchen/breakfast room is both stylish and practical, fitted with a comprehensive range of cabinetry providing excellent storage and workspace. Well equipped for day-to-day family life, it features an integrated oven, microwave, induction hob and dishwasher. A breakfast bar creates an informal dining and social area, making this a naturally sociable space for busy households. Complementing the kitchen is a useful utility room with additional storage and a conveniently positioned WC.

The first-floor continues to impress, with a spacious landing providing access to all four bedrooms and the family bathroom.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Woolpit, Bury St. Edmunds

Each of the bedrooms is generously proportioned, offering comfortable accommodation for families of all sizes. Three of the four rooms benefit from built-in wardrobes, ensuring excellent storage solutions throughout. The principal bedroom enjoys the added luxury of a private en-suite shower room, creating a practical and private space for homeowners. The remaining bedrooms are equally versatile, lending themselves to children's rooms, guest accommodation or home working requirements as needed.

Serving the remaining bedrooms is a well-appointed family bathroom, fitted with a contemporary three-piece suite and heated towel radiator. Underfloor heating adds further comfort and reflects the attention given to enhancing the home's everyday practicality.

Outside, the rear garden is beautifully maintained and provides an attractive setting for outdoor enjoyment. Designed with ease of maintenance in mind, it features a generous patio area ideal for outdoor dining, entertaining and summer gatherings. Beyond this, a neatly kept lawn is complemented by established planted beds, introducing colour and interest throughout the seasons while retaining a good degree of privacy.

A brick-weave driveway provides ample off-road parking and is supported by an EV charging point, while the integral garage offers valuable storage space and additional practicality. A side lawn further complements the external space and contributes to the attractive overall presentation of the property.

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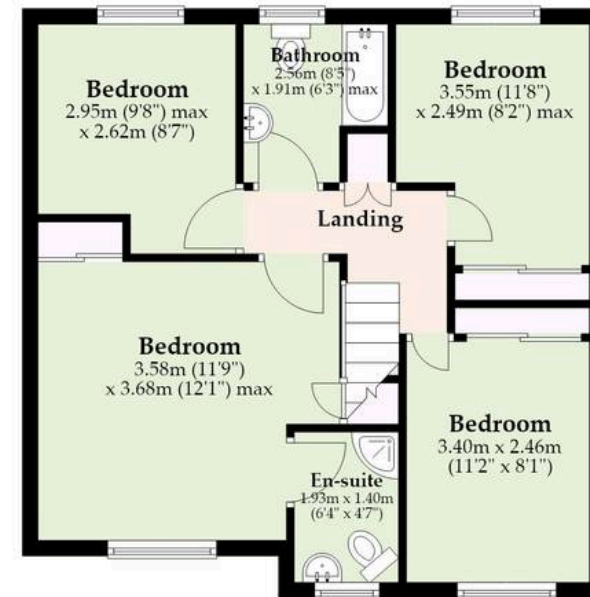
Ground Floor

Approx. 89.6 sq. metres (964.2 sq. feet)



First Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 138.9 sq. metres (1495.3 sq. feet)

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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.

Plan produced using PlanUp.

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Your home, our market

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